10741 File Box 38

# WARRANTY DEED

BOOK 8611 PAGE 440

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| MARVINA ALLEN-TAYLOR (NAME) | ATLANTIC COAST MORTGAGE COMPANY (NAME) | Map 128-10 |
| 627 Hicks Road (STREET ADDRESS OR ROUTE NUMBER) | 12700 Fair Lakes Circle, Ste 400 (STREET ADDRESS) | Parcel 91 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | Fairfax, Virginia 22033 (CITY) (STATE) (ZIP) | F.B. #9D56829 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, RONALD LEE HOOPER AND WIFE, DEBORAH KAYE HOOPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARVINA ALLEN-TAYLOR AND JOHN A. EBERLE, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Stacy Square Section 3, as of record in Plat Book 4175, page 154, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald Lee Hooper and wife, Deborah Kaye Hooper by deed from James T. Lynn, Secretary of Housing and Urban Development of record in Book 4875, page 349, said Register's Office.

This conveyance is subject to: (1) 1992 taxes which have been prorated and assumed by the Grantees herein; and (2) All matters appearing on the Plan of record in Plat Book 4175, page 154, said Register's Office.

052117

IDENTIF. REFERENCE

APR 28 9 14 AM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

4562 04/28 0101 03CHECK 303.37

unimproved ( )
This is improved (XX) property, known as 627 Hicks Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of April, 1992

Ronald Lee Hooper
RONALD LEE HOOPER

Deborah Kaye Hooper
DEBORAH KAYE HOOPER

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD LEE HOOPER AND WIFE, DEBORAH KAYE HOOPER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of April, 19 92.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,100.00

Marvina Allen-Taylor
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 19 92.

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

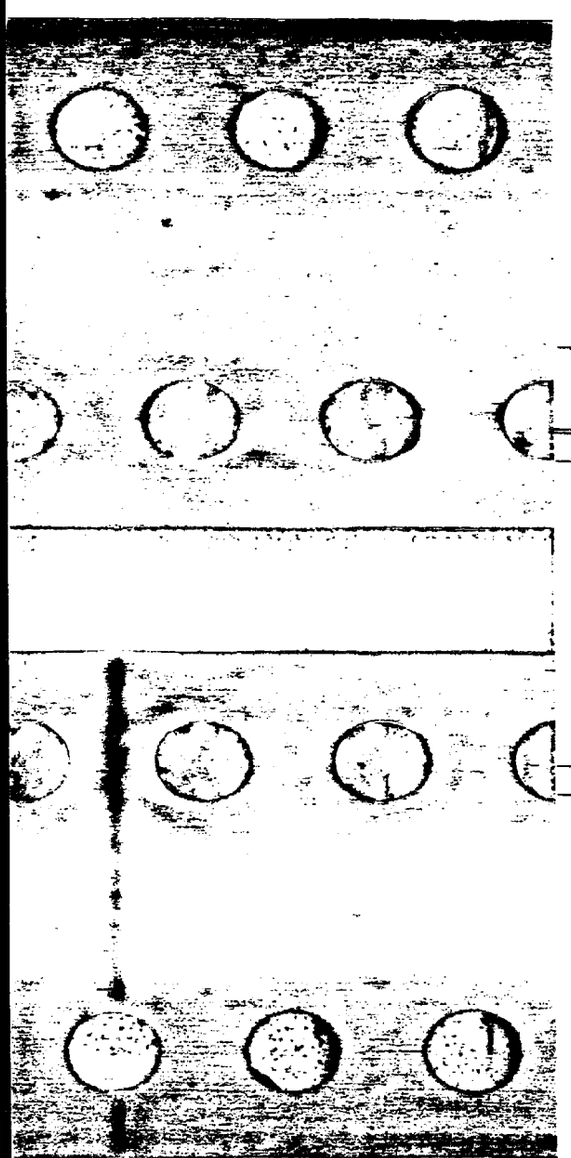
WARRANTY DEED

FROM
RONALD LEE HOOPER AND WIFE,
DEBORAH KAYE HOOPER

TO
MARVINA ALLEN-TAYLOR AND JOHN
A. EBERLE, BOTH UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 80100.00
MOR TX 296.37
ERR CO
MOR TX 296.37-
CON TX 296.37
PRFEE 1.00
WDEED 6.00
TOTAL 303.37
CHECK 303.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/92 01 09:14 0001 4562

05217

IDENTIF. REFERENCE

APR 28 9 14 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY

No. 525352