NAME AND ADDRESS OF NEW OWNERS:
Howell P. Hoover, Jr.
24 Nickleby Court
Brentwood, TN 37027

SEND TAX BILLS TO:
Howell P. Hoover, Jr.
24 Nickleby Court
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
KIOUS, HALL & ANGLIN
An Association of Attorneys
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

BOOK 9940 PG 485

# WARRANTY DEED

(Map 172-01-A, Parcel 23)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Robert Paul St. John and Judith Ann Newman-St. John, husband and wife**, have bargained and sold and do hereby transfer and convey unto **Howell P. Hoover, Jr. and Donna Goode Grubbs, both unmarried, as tenants in common**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> BEING all of Lot No. 23, COPPERFIELD REVISED, according to plat and survey of record in Book 6900, page 555, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Robert Paul St. John and wife, Judith Ann Newman-St. John by Warranty Deed of record in Deed Book 7769, page 937, of the Register's Office of Davidson County, Tennessee.
>
> SUBJECT to restrictive covenants of record in Book 6779, page 296 and re-recorded in Book 6783, page 973; restrictions of record in Book 7071, page 482 and amended in Book 7208, page 889; 20 ft. minimum building setback line along front of lot; 20 ft. public utility and drainage easement along rear of lot; easement for sanitary sewer/storm drainage granted to Metropolitan Government of record in Book 7593, page 488 & page 511; easement for transmission lines granted to U.S.A-T.V.A of record in Book 2437, page 8 and Book 2438, page 376; any and all matters of record and as shown in Book 6900, page 555; all of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs, and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 1996 real property taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this 26th day of January, 1996.

Robert Paul St. John

Judith Ann Newman-St. John

STATE OF TENNESSEE )
:ss
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert Paul St. John and Judith Ann Newman-St. John, husband and wife**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 26th day of January, 1996.

My Commission Expires:
2-28-98

Notary Public

STATE OF TENNESSEE )
:ss
COUNTY OF DAVIDSON )

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$188,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of January, 1996.

My Commission Expires:
2-28-98

Notary Public

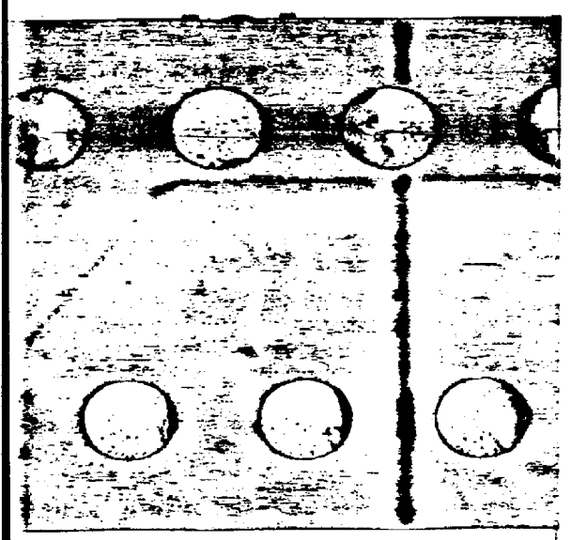
KATHY FOXES NOTARY PUBLIC RUTHERFORD COUNTY TENN

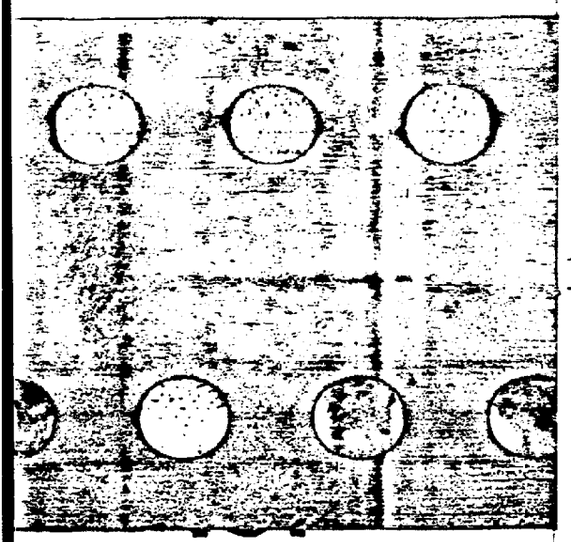
IDENTIF. & REFERENCE 0147989

96 FEB -7 AM 9:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5438 02/07 0101 03CHECK 707.93





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

RECEIVED OF _____

FOR _____

BOOK 9940 PG 487

| | | |
|---|---|---|
| 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 188900.00
CON TX 698.93
PRFEE 1.00
MDEED 8.00
TOTAL 707.93
CHECK 707.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/96 01 09:43 0001 5438

0147989
IDENTIF. # REFERENCE

96 FEB -7 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003660