WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Bonnie S. Wagoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 19 00

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie S. Wagoner (NAME)	Same as New Owner (NAME)	MAP 53-6B
1872 Merritt Street (ADDRESS)	(ADDRESS)	PARCEL 144
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ronald E. Hopper and wife, Becky S. Hopper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bonnie S. Wagoner

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

SEE ATTACHED EXHIBIT A

Instr:200001180005723 Page: 1 OF 3
REC'D FOR REC 01/18/2000 2:31:20PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $473.60

This is improved (X) unimproved ( ) property, known as 1872 Merritt Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 14th day of January 20 XX 00

Ronald E. Hopper

Ronald E. Hopper

Becky S. Hopper

Becky S. Hopper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald E. Hopper and wife, Becky S. Hopper

the bargainor s, 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 at Madison, Tennessee, this 14th day of January 2000.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Phase 4B, Waterford Subdivision, of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Ronald E. Hopper and wife, Becky S. Hopper by deed from J & M Homebuilders, a Tennessee Corporation, dated April 18, 1995; recorded April 20, 1995 in Book 9650, Page 17, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Subject to all matters appearing on the Plan of Planned Unit Development Boundary of Waterford of record in Plat Book 6900, Page 540, Register's Office for Davidson County, Tennessee and those matters appearing on Plan of Phase 4B, Waterford, of record in Plat Book 7900, Page 770, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Waterford of record in Book 8694, Page 216, Register's Office for Davidson County, Tennessee. Restated Declaration of Covenants, Conditions and Restrictions applying to Waterford of record in Book 8659, Page 462, said Register's Office.

Declaration of Annexation of Waterford, Phase 4B and Submission to the Restated Declaration of Covenants, Conditions and Restrictions applying to Waterford of record in Book 9432, Page 988, said Register's Office.

Charter of Waterford Community Association, Inc. of record in Book 8711, Page 701, Register's Office for Davidson County, Tennessee and By-Laws of Water Community Association, Inc. of record in Book 8715, Page 583, said Register's Office.

Ronald E Hopper

Becky S. Hopper