# WARRANTY DEED

Instr:200007050066564 Page: 1 OF 2
REC'D FOR REC 07/05/2000 1:14:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF July 2000

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryan Kauffman | "New Owner" | 104-06-0-B |
| (NAME) | (NAME) | |
| 3314 West End Avenue, #501 | | 501.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (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, Mavis E. Hopper subject to the life Estate of Charles W. Hopper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan Kauffman, unmarried

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:

LAND in Davidson County, Tennessee, being Apartment Unit No. 501 of the Park Road Condominiums, created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5845, Page 831, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of The Park Road Condominiums, of record in Book 5200, Page 390, said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Mavis E. Hopper (subject to a life Estate ONLY which is herein conveyed to and vested in Charles W. Hopper, her husband, with any and all remainder interest to Mavis E. Hopper, her heirs and assigns, by deed from Virginia G. Freeman, Brenda Susan Freeman and Horton Leslie Jones, joined by wife, Mary Jayne Jones, of record in Book 9100, Page 210, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Charles W. Hopper, spouse of the above named Mavis E. Hopper, joins in this conveyance for the purpose of conveying any and all interest he has in said property, including his life estate and marital rights.

THIS instrument is being executed in behalf of Mavis E. Hopper and Charles W. Hopper, pursuant to a Power of Attorney executed by same on the 28th day of June, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved ( X ) property, known as 3314 West End Avenue, #501, Nashville, TN 37203
(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 WH my hand hs this 3rd day of July 2000

Mavis E. Hopper by
Dorothy B. Thomason Attorney in fact
Mavis E. Hopper
By: Dorothy B. Thomason, Attorney-in-fact

Charles W. Hopper by Dorothy B. Thomason Attorney in fact
Charles W. Hopper
By: Dorothy B. Thomason, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
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 _____, _____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of said State and County aforesaid personally appeared Dorothy B. Thomason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mavis E. Hopper and husband, Charles W. Hopper, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Mavis E. Hopper and husband, Charles W. Hopper.

Witness my hand and seal at office this 3rd day of July, 2000.

Notary Public - Lee E. Cranford

My Commission Expires: January 31, 2004