Prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE TN 37214
TN I 1565

Address New Owners:
Charles Edward Hopkins, III
103 Stoneholloway
Hendersonville, TN 37075

Map Parcel No:
81-11-437

Send Tax Bills to:
Same

Instr:200007120068955 Page: 1 OF 2
REC'D FOR REC 07/12/2000 10:26:53AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $148.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

ABC Realty, Inc

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Charles Edward Hopkins, III

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 50 feet of Lot No. 186 on the Plan of McGavock, Wetmore, and Other's Second Addition to the Town of McGavock, as of record in Book 21, page 41 in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 186 fronts 50 feet on the southerly side of 12th Ave North, formerly Florence St. and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed from Araminta Williams to ABC Realty, Inc, by deed of record instrument #200005040045195 and rerecorded instrument #200006210061753 R.O.D.C., Tennessee.

This is improved property known as: 1711 12th Ave North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 hands this 26th day of June, 2000.

_____, President
ABC Realty, Inc.

Angela M Dancer
Witness

_____
Witness

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chan McCullough, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the president of ABC Realty, Inc., a corporation, and that he, as such president, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June 2000.

Commission expires _____ Notary Public _____

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $40,000.

_____
AFFIANT

Subscribed and sworn to me this 26th day of June, 2000.

Commission expires _____ Notary Public _____

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204