WARRANTY DEED

Instr:200008010075779 Page: 1 OF 2
REC'D FOR REC 08/01/2000 10:10:02AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $573.50

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Dudney Fox (NAME)	Fifth Third Mortgage Company (NAME)	MAP 117-09
3815 Hilldale Drive (ADDRESS)	250 W. Main Street (ADDRESS)	PARCEL 33
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (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, Richard B. Hope

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Dudney Fox, 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 the 7th Civil District of Davidson County, Tennessee being Lot No. 3 on the unrecorded Plan of a resubdivision of part of Lot No. 3 on the Plan of Billington's Subdivision of part of Lot No. 2 of the Compton Lands, of record in Book 547, page 118, Register's Office for Davidson County, Tennessee, said Compton plan being of record in Plan Book 2, page 58 of the Chancery Court at Nashville and described according to a survey made May 15, 1947 by E. R. Southgate & Son, Surveyors, as follows:

Beginning at an iron pin in the westerly margin of Hilldale Road or Drive, the common corner of Lots 1 and 2 of said unrecorded plan, said point being 293.4 feet, more or less, north of the center line of Abbott Martin Road; being the northeast corner of the property conveyed to George W. Henegar and wife, by deed of record in Book 1490, page 600, said Register's Office; thence with Henegar's north line, and the same, if extended, 215 feet to a point; thence north 4 deg. east 100 feet to the corner of Lots 2 and 3; thence with the line between said lots, easterly 215 feet to the west margin of Hilldale Road; thence with the margin of said Road, southerly 100 feet to the beginning.

Being the same property conveyed to John E. Gooden and wife, Margaret Vaughan Gooden by deed from Thomas B. Rawls, Jr. and Ruth Matthews Rawls, of record in Book 1913, page 261, said Register's Office. John E. Gooden died vesting title solely in the name of Margaret Vaughan Gooden. Margaret Vaughan Gooden has since died. Richard B. Hope is the devisee under the Will of Margaret Vaughan Gooden of record in Will Book 235, page 129, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to 2000 real property taxes which have been prorated

CONTINUED

unimproved ( )
This is improved (X) property, known as 3815 Hilldale Drive, Nashville, Tennessee 37215
(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 my hand this 31st day of July, 2000

Richard B. Hope

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 Richard B. Hope

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2000.

Commission expires _____

KEVIN D. THOMPSON NOTARY PUBLIC Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

LEGAL DESCRIPTION CONTINUATION

and assumed by the grantee(s) and any and all easements and restrictions of record.