Davidson County DEEDWARR
Recvd: 10/17/00 14:05 3pgs
Fees:15.00 Taxes:222.00
20001017-0102992

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **October, 2000** between VERNON E. SPEARS, UNMARRIED, GRANTOR, and THOMAS L. HOPPER, SR. and MARTHA S. HOPPER, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, INCLUDING THE GRANTEE'S ASSUMPTION OF THAT CERTAIN DEED OF TRUST FROM EDWARD P. LASSAN AND STEVEN M. LASSAN AND WIFE, ELLA C. LASSAN, TO WAYNE R. TATE, TRUSTEE, IN THE ORIGINAL PRINCIPAL AMOUNT OF $45,308.00, OF RECORD IN BOOK 6827, PAGE 602, AND RE-RECORDED IN BOOK 6884, PAGE 731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH INDEBTEDNESS GRANTEES HEREBY ASSUMES AND AGREES TO PAY WHEN DUE AND HOLD GRANTOR HARMLESS FROM SAME, AND GRANTEES FURTHER AGREES TO ABIDE BY AND FULFILL THE TERMS, CONDITIONS, AND PROMISES CONTAINED IN SAID DEED OF TRUST AND THE NOTE EVIDENCING THE SAME AS FULLY AND COMPLETELY AS IF THE PURCHASER WAS A SIGNATURY TO THE DEED OF TRUST AT THE TIME OF ITS EXECUTION AND DELIVERY, the receipt of which is hereby acknowledged, VERNON E. SPEARS, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto THOMAS L. HOPPER, SR. and MARTHA S. HOPPER, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1517 FOREST AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR and GRANTEEs on the day and year first above written.

Vernon E Spears
By his attorney in fact
Dorothy L Neal

VERNON E. SPEARS
Signature of Seller

Thomas L. Hopper, Sr.

THOMAS L. HOPPER, SR.
Signature of Buyer

Martha S. Hopper

MARTHA S. HOPPER
Signature of Buyer

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF &COUNTY&)

Personally appeared before me, a Notary Public of said County and State, **THOMAS L. HOPPER, SR. and MARTHA S. HOPPER, HUSBAND AND WIFE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **October, 2000.**

Notary Public
My Commission Expires: 5/30/2004

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **13th** day of **October, 2000** before me personally appeared DOROTHY L. NEAL, 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 VERNON SPEARS, A/K/A VERNON E. SPEARS, and acknowledged that he/she executed the same as the free act and deed of said VERNON E. SPEARS

Witness my hand, at office, this **13th** day of **October, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

THOMAS L. HOPPER, SR. and MARTHA S. HOPPER
1083 ZOPHI STREET
NASHVILLE, TN 37216

Property Address:

1517 FOREST AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

M & I MORTGAGE CORP.

Map & Parcel #: MAP 83-9, PARCEL 355

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$60,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Thomas L. Hopper, Sr.
Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **October, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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333 GALLATIN ROAD SOUTH
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EXHIBIT 'A'

Land in Davidson County, Tn., being Lot No. 63 on the plan of subdivision of the A.V.S. Lindsley 29 acre tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to VERNON E. SPEARS, UNMARRIED, by Warranty Deed from EDWARD P. LASSAN ET AL, of record in BOOK 8164, PAGE 102, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 83-9, PARCEL 355).

2. All matters as set forth on the Plan of record in Plat Book 57, page 66, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.