This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY AT LAW
3125 N. Mt. Juliet Road
P. O. Box 425
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 04/20/01 14:00 3pgs
Fees:15.00 Taxes:106.56
20010420-0039431

ADDRESS NEW OWNER:
Amanda Dale Hooper
1300 Camp Ravine Road
Burns, Tennessee 37029

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP AND PARCEL:
TRACT ONE:
Map 71-03-31
Field Book #:12DZ47725
TRACT TWO:
Map 71-03-165
Field Book #: 12DZ97189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***Nader Karshenas***, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ***Amanda Dale Hooper***, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

TRACT NO. 1: Being the southerly 50 feet of Lot No. 8 on the Plan of Dr. E. T. Brown's Subdivision of part of the Hughes Place in the 18th, formerly the 17th District of Davidson County, Tennessee, of record in Book 332, page 55, Register's Office for Davidson County, Tennessee.

Said southerly 50 feet of Lot No. 8 fronts 50 feet on the westerly margin of the Dickerson Pike and runs back 206.7 feet on the southerly line, with the northerly line of Lot No. 7 and 215 feet, more or less, on the northerly line to an alley on which measures 45 feet, more or less.

TRACT NO. 2: Being a tract of land in the 4th Councilmanic District of Davidson County and the southerly portion of that property conveyed to Katherine L. Colson and William S. Russell and wife, Rebecca C. Russell in Deed Book 11534, page 803, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Lot 17 of Dr. E. T. Brown's Subdivision of part of the Hughes Place (Plat Book 332, page 55, Register's Office for Davidson County, Tennessee), said corner being a common corner to Lots 18, 7 and 8 of said subdivision; thence with the northerly line of said Lot 18 in a westerly direction 139.5± feet to the southeasterly corner of that property conveyed to Chester C. Sadler and wife, Mildred B. Sadler, in Book 4786, page 155, Register's Office for Davidson County, Tennessee, (Map 71-03, Parcel 34, Tax Assessors Office for Davidson County, Tennessee); thence with the easterly line of said Sadler in a northerly direction 50 feet to a point; thence now with a new line in an easterly direction 139.5± feet to a point in the easterly line of said Lot 17 of said subdivision; thence in a southerly direction, with said easterly line of said Lot 17 50 feet to the point of beginning.

Being the same property conveyed to Nader Karshenas, by deed from William S. Russell and wife, Rebecca C. Russell of record in Instrument Number 20000223-0017969 and by Deed of Correction in Instrument Number 200008220083068, Register's Office for Davidson County, Tennessee.

This is improved property known as 2420 Dickerson Pike, Nashville, Tennessee 37027.

Real property taxes for the current year have been settled between the parties and will be paid by Grantees.

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of April, 2001.

NADER KARSHENAS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Nader Karshenas*** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 18th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 10/24/03

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$28,800.00.**

AFFIANT

Subscribed and sworn to before me this 18th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.