WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Jennifer C Hopson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd Day of April, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/17/01

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/24/01 14:10 2pgs
Fees:11.00 Taxes:425.50
20010424-0040566

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Hopson	Bank Of America, N.A.	Map 150
(NAME)	(NAME)	Group 3
3425 Timber Trail	P.O. Box 2325	
(ADDRESS)	(ADDRESS)	Parcel 36
Antioch, TN 37013	Coraopolis, PA 15108-6924	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Carol J. Ninfo, and husband, and Michael J. Ninfo**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Hopson, unmarried** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 22, on the Plan of The Country, Section Two, according to the plat thereof, recorded in Plat Book 5050, Page 40, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Carol J. Ninfo and husband, Michael J. Ninfo by Warranty Deed of record in Book 9995, page 555, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5111, page 606; any and all matters as shown on plat of record in Plat Book 5050, page 40; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 3425 Timber Trail Antioch TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 23rd Day of April, 2001.

Carol J. Ninfo

Carol J. Ninfo

Michael J. Ninfo

Michael J. Ninfo

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Carol J. Ninfo and Michael J. Ninfo, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd Day of April, 2001.

NOTARY PUBLIC Connie R. Gill

MY COMMISSION EXPIRES: 11/17/02