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

CO[illegible] AGENCY
33[illegible]
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of August, 2001, by and between THOMAS L. HOPPER, SR. and MARTHA S. HOPPER, HUSBAND AND WIFE, hereinafter called Grantors, and FAYE S. EDWARDS, UNMARRIED, hereinafter called Grantee.

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 considerations, the receipt of which are hereby acknowledged, THOMAS L. HOPPER, SR. and MARTHA S. HOPPER, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto FAYE S. EDWARDS, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that 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 Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 FORREST AVENUE, NASHVILLE, TN 37206.

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

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Thomas L. Hopper, Sr.
THOMAS L. HOPPER, SR.
Signature of Seller

Martha S. Hopper
MARTHA S. HOPPER
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/05/01 09:14 3pgs
Fees:18.00 Taxes:721.50
20010905-0095732

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS L. HOPPER, SR. and MARTHA S. HOPPER, HUSBAND AND WIFE, AND HER HUSBAND, JOE H. MOORE, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of August, 2001.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

FAYE S. EDWARDS, UNMARRIED

1517 FORREST AVENUE
NASHVILLE, TN 37206

Property Address:

1517 FORREST AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:
IRWIN MORTGAGE CORP.
P.O. BOX 9061
S. San Francisco, CA
90483-0000

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 **$195,000.00** 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.

Faye S. Edwards
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **August, 2001.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

LAND in Davidson County, Tennessee, 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 THOMAS L. HOPPER, SR. and MARTHA S. HOPPER, HUSBAND AND WIFE, by deed from VERNON E SPEARS, DOROTHY L NEAL, of record in INSTRUMENT NO. 20001017-0102992, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 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 A.V.S Lindsley, 29 acre tract, of record in Plat Book 57, page 66, said Register's Office.