Davidson County DEEDWARR
Recvd: 04/09/02 15:27 2pgs
Fees:13.00 Taxes:1609.50
20020409-0043736

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $435,000.00. Charles A. Hoeppner **Affiant** Subscribed and sworn to before me, this 9th day of April, 2002. Notary Public My Commission Expires:

Address New Owner As Follows: Charles A. Hoeppner and wife, Kathryn Hoeppner 921 Westview Avenue Nashville, TN 37205	Send Tax Bills To: SunTrust Mortgage, Inc. P. O. Box 570928 Irvine, CA 92619	Map-Parcel Number: 130-10-0-098.00 BM 3490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANE LAWRENCE STONE**, as surviving tenant by the entirety, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHARLES A. HOEPPNER AND WIFE, KATHRYN HOEPPNER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of the Revised Plan of new Golf Club Subdivision, of record in Book 421, page 185, Register's Office for said County.

Said Lot fronts 100 feet on the westerly side of Highland Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Robert M. Stone and wife, Jane Lawrence Stone, by deed from William Allison Buntin and wife, Dorothy Nashburn Buntin, and Elizabeth Washington Buntin, of record in Book 2240, page 557, Register's Office for Davidson County, Tennessee; the said Robert M. Stone having since died.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 653, page 112 and in Book 734, page 564, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 421, page 185 Register's Office for said County.

This is improved property known as 921 Westview Avenue, Nashville, TN 37205.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 9th day of April, 2002.

Jane Lawrence Stone

Jane Lawrence Stone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE LAWRENCE STONE,** unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of April, 2002.

Notary Public

NOTARY PUBLIC

My Commission Expires: 10/25/03