RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40799 FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/02 15:15 2pgs
Fees:13.00 Taxes:699.30

20020514-0059378

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 189,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **7TH DAY OF MAY, 2002.**

Notary Public

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MARSHALL I. KARR **173 Carnavon Parkway** **Nashville, TN 37205**	**S A M E**	**91-14-147**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, J. MARVIN HOPPER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARSHALL I. KARR**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Map of C. C. Vernon's Farm, as of record in Book 161, page 164, Register's Office for said County, and described according to a survey made by Resource Consultants, Inc., as follows:

Beginning at a point in the south right of way margin of Charlotte Pike, said point being 90.00 feet east of the east right of way margin of Osceola Avenue; thence leaving said Charlotte Pike, south 20 degrees 00' 00" east 170.66 feet to a point, said point being an iron pin; thence south 70 degrees 00' 00" west 90.00 feet to a point in the east right of way margin of Osceola Avenue, said point being an iron pin; thence with the east margin of said Avenue, North 20 degrees 00' 00" west, 170.66 feet to a point; said point being an iron spike located where the east margin of Osceola Avenue intersects the south margin of Charlotte Pike; thence with the south margin of Charlotte Pike, north 70 degrees 00' 00" east 90.00 feet to the point of beginning, and containing an area of 0.35 acres, more or less.

Being the same property conveyed to Marvin Hopper by Quitclaim Deed from David Hopper, Trustee, of record in Book 8773, page 777, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor any spouse.

Unimproved ( )

This is improved (X) property, known as **5631 Charlotte Pike, Nashville, Tennessee 37209**

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

WITNESS MY HAND THIS 7TH DAY OF MAY, 2002.

MARVIN HOPPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of April, 2002, before me personally appeared MARVIN HOPPER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7TH day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

