THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY OTHERS:
STALLINGS LAW FIRM, PC, 435 Park Ave Professional Bldg, Lebanon, TN 37087
TAX MAP NO. 075-04-0; PARCEL NO. 208
ADDRESS NEW OWNER: 4751 Trenton Dr., Hermitage, Tennessee 37211
ADDRESS MORTGAGEE:
SEND TAX BILL TO: New Owner
PROPERTY: (X) IMPROVED; ( ) UNIMPROVED
SURVEYOR:

Davidson County DEEDWARR
Recvd: 06/13/02 09:47 2pgs
Fees:13.00 Taxes:429.20
20020613-0071955

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, I SOREN KIILERICH, married, has this day bargained and sold, and by these presents do hereby sell, transfer and convey unto JOHN ALLEN HOOPER, single, his heirs, successors and assigns, the following described tract or parcel of land, together with any all improvements and appurtenances thereunto belonging, lying and situate in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 441 on the Plan of Tulip Grove, Section 7, of record in Book 4300, Page 186, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Deed Reference: Being the same property conveyed to Terry J. Simmons and Soren Kiilerich by deed from John W. Lamb and wife, Linda K. Lamb, of record in Book 6319, Page 638, Register's Office for Davidson County, Tennessee and being the same property which Terry J. Simmons and wife, Betty Simmons by deed of record in Book 6644, page 381, Register's Office for Davidson County, Tennessee, conveyed their one-half interest to Soren Kiilerich. Sylvia Kiilerich is joining in the execution of this deed as wife of Soren Kiilerich, to convey her marital interest in the property and for no other reason.

This is improved property improved by a duplex known as 4751 Trenton Dr., Hermitage, Tennessee 37211.

THIS CONVEYANCE is made subject to the following

1. Restrictive covenants of record as set forth in Book 4639, Page 267, Register's Office of Davidson County, Tennessee;

2. The details of the Plan of record as set forth in Plat Book 4300, Page 186, Register's Office of Davidson County, Tennessee.

3. Applicable health and zoning rules and regulations.

4. All public utility, private easements and rights of way(s) shown of record, as well as those found upon inspection of the premises.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said JOHN ALLEN HOOPER, single, and his heirs, successors and assigns, in fee simple forever.

I COVENANT with said grantee that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that said property is free, clear and unencumbered, except as herein provided; and that I will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

Real Property Taxes for the current year shall be prorated between the grantor and the grantee as of date of deed. Any real property taxes which may be owing for prior years shall be paid by grantor.

POSSESSION shall be given on date of deed.

WITNESS MY HAND HERETO, this 7th day of June, 2002.

SOREN KIILERICH, GRANTOR

SYLVIA KIILERICH, SPOUSE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named Soren Killerich, and wife, Sylvia Kiilerich, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who each acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 7th day of June, 2002.

JAMES R. STALLINGS, JR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7/21/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

6/7-02

AFFIANT

Subscribed and sworn to before me, this 7th day of June, 2002.

JAMES R. STALLINGS, JR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7/21/04