WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/29/02 15:06 2pgs
Fees:13.00 Taxes:340.40

20021029-0132477

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$92,000.00.**

Patricia A. Walker
Affiant

Subscribed and sworn to before me this 15th day of October, 2002

Notary Public
My Commission expires: 8-5-06

ANDREA H. MOONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Patricia A. Walker	Franklin American Mortgage	148-13-81
341 Melpar Drive	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37211	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bobby Lee Hopper, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Patricia A. Walker, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 281 on the plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shirley A. Hopper, a single person, by deed from Carl A. Cook and wife, Mae L. Cook, of record in Book 6944, page 329, Register's Office for Davidson, Tennessee. Further conveyed to Lee Hopper by Quitclaim Deed from Shirley A. Hopper, a single person, of record in Book 10360, page 607, said Register's Office. And further conveyed to Bobby Lee Hopper, Jr., by Quitclaim Deed from Lee Hopper, unmarried, of record in Book 10397, page 934, said Register's Office.

The property is subject to the following:

Subject to all matters as shown on the Plan of record in Book 2331, pages 145 and 146, Register's Office Davidson County, Tennessee.

This is improved property known as: **341 Melpar Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 15, 2002.

Bobby L. Hopper Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobby Lee Hopper, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 15, 2002

My commission expires 2-21-04

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public