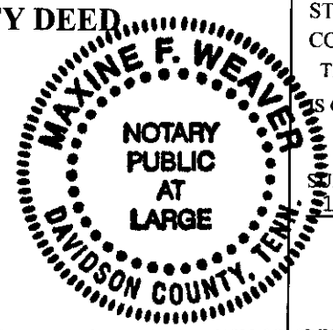
WARRANTY DEED



My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,250.00

x Thomas L. Hopper II.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2003

Maxine F Weaver
Notary Public

COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Hopper, II (NAME)	Same As New Owner (NAME)	MAP 073-05
2300 Milton Drive (ADDRESS)	(ADDRESS)	PARCEL 72.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Lillian H. McDonald and Eleanor Hendricks, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Hopper, II, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 53 on the Plan of Highland View Subdivision, of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 53 is described as beginning at a point in the south margin of Warrenton Place, the common corner of Lots Nos. 53 and 54; thence with the line between said lots southerly 150 feet to a point; thence westerly 73.6 feet to the easterly margin of a 50-foot unnamed street; thence with the margin of the same northerly 128.5 feet to the beginning of a curve; thence around said curve northeasterly 34.9 feet to the south margin of Warrenton Place; thence with the margin of the same easerly 76.2 feet to the beginning.

BEING the same property conveyed to Charles G. Mason and wife, Edna C. Mason, by deed from Capitol Homes, Inc., of record in Book 1632, page 617, Register's Office for Davidson County, Tennessee. The said Charles G. Mason and Edna C. Mason, having since died, leaving their only heir at law, James R. Mason. The said James R. Mason, having since died. By Will of James R. Mason, deceased, Probate No. 02P-923, said property was devised to Eleanor Hendricks and Lillian H. McDonald. Further by Quitclaim Deed of Bobbie Jean Ross, Executrix, said property was conveyed to Lillian McDonald and Eleanor Hendricks, of record at Instrument No. 20021011-0124804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 2300 Milton Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand & this 16th day of July, 2003

Lillian H McDonald
Lillian H. McDonald

Eleanor Hendricks
Eleanor Hendricks

Davidson County DEEDWARR
Recvd: 07/18/03 13:29 3pgs
Fees:18.00 Taxes:337.63



20030718-0101229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillian H. McDonald and Eleanor Hendricks

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 7th day of July, 2003.

Commission expires _____

Notary Public

MAXINE F. WEAVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

Owner-occupied Retention
Language to be inserted into the
Warranty Deed in projects that
receive AHP grant awards.

Borrower(s), their successors, heirs and assigns for and in consideration of receiving $ 5,147.32 in direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale or refinancing of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale of the unit after deduction for sales expenses, unless the purchaser is a low- or moderate-income household as defined in the applicable Federal Housing Finance Board regulations for the AHP; and

(iii) In the case of a refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the occupying household has owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the refinancing, unless the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), (iii), and (iv) contained herein.

(iv) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure.

Thomas L. Hopper II 7-16-03