Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030147

Davidson County DEEDWARR
Recvd: 07/30/03 12:53 3pgs
Fees:18.00 Taxes:603.10
20030730-0107774

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David T. Bess and wife, Jana W. Bess** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Derek S. Hooper , unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Pinnacle Point Subdivision, Phase II, of record in Book 6900, page 140, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby amde for a more complete and accurate description thereof.

Being the same property conveyed to Derek S. Hooper, unmarried by Warranty Deed from David T. Bess and wife, Jana W. Bess, dated _____, recorded _____, in Instrument #_____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, easements and/or setback lines of record in Book 6900, page 140, Book 7205, page 145, said Register's Office; easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 18 day of May, 2003.

X _____
David T. Bess

X _____
Jana W. Bess

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES:
AUGUST 22, 2005

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **David T. Bess and wife, Jana W. Bess** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 1st day of May 2003

Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 22, 2005

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $163,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of May, 2003.

Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 22, 2005

MAP AND PARCEL NUMBERS: 135-14-0-A- 23.00 CO

ADDRESS NEW OWNER:
309 Bristol Mountain Court
Antioch, TN 37013

SEND TAX BILLS TO THE SAME ADDRESS

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Pinnacle Point Subdivision, Phase II, of record in Book 6900, page 140, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby amde for a more complete and accurate description thereof.

Being the same property conveyed to David T. Bess and wife, Jana W. Bess by Deed from Centex Homes Corporation, a Nevada Corporation, dated 11-19-87, recorded 11-30-87, in Book 7412, page 587, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions; easements and/or setback lines of record in Book 6900, page 140, Book 7205, page 145, said Register's Office; easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.