Davidson County DEEDWARR
Recvd: 11/06/03 14:12 2pgs
Fees:13.00 Taxes:884.50
20031106-0163267

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000619

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by JEANNIE G. HOPSON, unmarried, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, SAMUEL DAVID ELROD, JR., DORRIS WAYNE ELROD and BETTY FAYE SHABER, as the heirs at law of Pauline Elrod, have bargained and sold, and by these presents do transfer and convey unto the said JEANNIE G. HOPSON, her heirs and assigns, a certain tract or parcel of land as follows:

A Lot of Land in West Nashville being a part of the E.A. Elam 5 acre tract described as follows:

Beginning at a point 150 feet southwardly from the southerly margin of Wyoming Avenue, formerly Sixth Street, and 100 feet east of the Easterly Margin of 50th Avenue North, extended said point being the southwest corner of a tract of land conveyed to S.D. Elrod and wife, Pauline Elrod, by deed from Claude Mack Richmond, Jr., which is of record in Book 1157, page 355, Register's Office for Davidson County, Tennessee; and running thence southwardly and parallel with 50th Avenue, North extended 102 feet to the line of the Sylvan Park School property; thence eastwardly with said line 50 feet; thence northwardly 102 feet to the southeast corner of the lot conveyed to Elrod by Richmond; thence westwardly with Elrod's south line, 50 feet to the beginning.

Being the same property conveyed to S.D. Elrod and wife, Pauline Elrod, by deed from Elizabeth B. Thompson, of record in Book 1296, page 171, Register's Office for said County. S.D. Elrod and wife, Pauline Elrod, have since deceased, leaving the property to their only heirs at law, Samuel David Elrod, Jr., David Wayne Elrod and Betty Sharber by the Last Will and Testament of Pauline Elrod.

**To Have and To Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JEANNIE G. HOPSON, her heirs and assigns, forever. And we do covenant with the said JEANNIE G. HOPSON, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said JEANNIE G. HOPSON, her heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS** this the 31st day of October, 2003.

Samuel David Elrod Jr.
**SAMUEL DAVID ELROD, JR.**

Dorris Wayne Elrod
**DORRIS WAYNE ELROD**

Betty Faye Shaber
**BETTY FAYE SHABER**

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, SAMUEL DAVID ELROD, JR., DORRIS WAYNE ELROD and BETTY FAYE SHABER, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 31st day of October, 2003.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

My Commission Expires OCT. 13, 2004

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jeannie G. Hopson
AFFIANT

Sworn to and subscribed to before me this 31st day of October, 2003.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

My Commission Expires OCT. 13, 2004

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**MAP 103-03**
**PARCEL 191.00**

**ADDRESS OF NEW OWNERS:**
**JEANNIE G. HOPSON**
**4907 Wyoming Avenue**
**Nashville, TN 37209**

**SEND TAX BILLS TO:**

**SAME**