WARRANTY DEED

B-TRE-03-0935

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF December, 2003.

Notary Public

LAURI SHAUN NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/6/07

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Evins	Fieldstone Mortgage	
935 Riverside Drive (ADDRESS)	1701 Legacy Dr. (NAME) (ADDRESS)	83-7-213.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZP)	Frisco, TX 75034 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARIE HOPKINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA EVINS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 64 on the Plan of Roselawn Subdivision, of record in Plat Book 2133, Page 1, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Marie Hopkins, unmarried, by Deed dated June 5, 1980 and filed for record on June 10, 1980 in Book 5611, Page 32, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 2089, Page 294, Register's Office for said County.

This conveyance is subject to Easements of record in Book 2133, Page 1, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 935 Riverside Drive, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 8th day of December, 2003.

Marie Hopkins

Davidson County DEEDWARR
Recvd: 12/10/03 15:55 2 pgs
Fees:13.00 Taxes:468.05

20031210-0177423

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shaun a Notary Public of the County and State first above written, do hereby certify that Marie Hopkins, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th day of December, 2003.

Laura Shaun

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903