ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
David P. Brandon, Sr. Carolyn W. Brandon 6016 Foxland Dr. Brentwood TN 37027	New Owner	MAP and PARCEL 117-7 20

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 12/18/03 10:56 2pgs
Fees:13.00 Taxes:1202.50

20031218-0180450

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Nina Florence Green Hopkins, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **David P. Brandon, Sr. and Carolyn W. Brandon, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Beginning at a pipe on the northerly margin of Lombardy Avenue and the southeasterly corner of the Kincaid property as of record in Instrument No. 200012040119036, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence North 17 degrees 49 minutes 48 seconds East, 175.35 feet to an iron pin;

(2) Thence South 73 degrees 35 minutes 43 seconds East, 200.44 feet to a pipe;

(3) Thence South 16 degrees 51 minutes 43 seconds West, 173.53 feet to a concrete monument;

(4) Thence North 74 degrees 05 minutes 45 seconds West, 203.43 feet to the point of beginning, containing 35,216.47 square feet or 0.80 acres.

(Described according to lot survey by Phillip E. Holmes, Tennessee License No. 1728, dated December 12, 2003.)

Being a part of the same property conveyed to Ross Hopkins and wife, Margaret F. Hopkins, by Warranty Deed dated June 11, 1945, from Ellen Stokes Wemyss and husband, William H. Wemyss, of record in Book 1316, Page 540, Register's Office for Davidson County, Tennessee. The said Margaret F. Hopkins died on June 30, 1958, leaving Ross Hopkins as the sole surviving tenant by the entirety. The said Ross Hopkins died after May 12, 1960 and devised the subject property to James Ross Hopkins by virtue of his Last Will and Testament, Docket No. 45582, Probate Court of Davidson County, Tennessee. The said James Ross Hopkins died on August 6, 1998, and devised the subject property to Nina Florence Green Hopkins by virtue of his Last Will and Testament, Docket No. 98P-1800, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. See also Quitclaim Deed of record in Instrument No. 199912280307151, said Register's Office. See also Quitclaim Deed of Correction of record in Instrument No. 20031218-0180449 **, said Register's Office.**

This is property with a common address of 1908 Lombardy Avenue, Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantor; (2) The Plan of Record in Book 974, Page 92, Instrument No. 20001115-0113383, Instrument No. 20010404-0032693, and Instrument No. 20010523-0053208, said Register's office and all matters therein; (3) Any and all restrictions and easements of record.

[**STATE OF TENNESSEE**]
[**COUNTY OF**]
[The actual consideration or value, whichever is greater for this]
[transfer is $325,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 17th day of December, 2003.]
[ ]
[My Commission Expires: 1/28/2006]
[Notary Public]

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **December, 2003**.

Nina Florence Green Hopkins

Nina Florence Green Hopkins

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Nina Florence Green Hopkins, an unmarried person** , with whom I am personally acquainted, or who 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 office this **17th** day of **December, 2003**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0312-454.WD