File #200380222



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2003.

Notary Public

MY COMMISSION EXPIRES: 01-16-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Allan O'Connor and Judith B. O'Connor, husband and wife	SAME AS OWNER	Map: 86--11-B--107
(NAME) 428 Raintree Place	(NAME)	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **FRANKIE L. HOPKINS, JR., UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **GEORGE ALLAN O'CONNOR AND JUDITH B. O'CONNOR, HUSBAND AND WIFE**, 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 all of Unit No. 11-5, Building No. 11, in Hermitage Woods Condominiums Phase II (Raintree Village), a condominium, created under Chapter 27, Title 64, Tennessee Code Annotated, and is established by a Master Deed of record in Deed Book 4753, Page 140, Register's Office for Davidson County, Tennessee, and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II, and Phase II-A, of record in Book 4765, Pages 36-38, voided by Book 4860, Pages 62-64, said Register's Office, to which reference is hereby made, Garage No. 11-5-B is limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Frankie L. Hopkins, Jr., unmarried by Warranty Deed dated June 28, 1999 of record in Book 11557, Page 363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 4743, Page 258; By-Laws of record in Book 4753, Page 153, revised of record in Book 5122, Page 878, Book 6229, Page 970 and Book 10382, Page 596; Master Deed in Book 4753, Page 140, amended in Book 4980, Page 378, Instrument of Termination in Book 5091, Page 39, amended in Book 5165, Page 781, Book 5172, Page 77 and Book 5546, Page 493; Charter of Homeowners' Association of record in Book 4753, Page 101; Rules and Regulations of record in Book 4753, Page 172; Boundary Plat of record in Book 4460, Page 179; any and all matters shown on plat of record in Plat Book 4860, Pages 62 through 64, revising plat of record in Plat Book 4675, Pages 36 thorugh 38; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 428 Raintree Place, Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 15th day of December, 2003.

Frankie L. Hopkins, Jr.

Davidson County DEEDWARR
Recvd: 12/23/03 11:00 2pgs
Fees:13.00 Taxes:377.40

20031223-0182371

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Frankie L. Hopkins, Jr., unmarried who is/are known to me 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.

Witness my hand and official seal, this 15th day of December, 2003.

Notary Public

My Commission Expires:

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Mail After Recording To:

Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075