(1)

File #200380225

Davidson County DEEDWARR
Recvd: 01/16/04 10:17 2pgs
Fees:13.00 Taxes:443.63
20040116-0006746

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: 01/29/05

(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
Frankie L. Hopkins and David L. Fowler	Choice One Mortgage	Map: 33-08-55
(NAME) 509 Monica Avenue	(NAME) 639 East Main Street, B-106	Parcel:
(ADDRESS) Goodlettsville TN 37072	(ADDRESS) Hendersonville, TN 37075	
(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, **KEITH R. YOUNGSTER, AN UNMARRIED MAN,,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **FRANKIE L. HOPKINS, AN UNMARRIED MAN, AND DAVID L. FOWLER, AN UNMARRIED MAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 Lot No. 166, on the Plan of Gatewood, Section 1, as shown by plat appearing of record in Plat Book 3300, Pages 47-52, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert W. Rodgers and Keith R. Youngster, both unmarried as tenants in common with the right of survivorship, by Warranty Deed dated December 20, 2001 of record in Instrument No. 20011228-0143195, and being further conveyed to Keith R. Youngster by Quitclaim Deed dated July 30, 2002 of record in Instrument No. 20020801-0092269, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 3370, Page 121 and Book 3398, Page 438; any and all matters shown on plat of record in Plat Book 3300, Pages 47-52; 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 509 Monica Avenue, Goodlettsville, TN 37072
(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 Grantor covenants with the said GRANTEES that he is 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 Grantor further covenants and binds himself, his 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 14th day of January, 2004.

Keith R. Youngster

STATE OF Tennessee

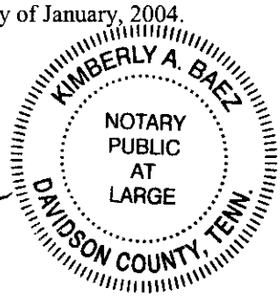
COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Keith R. Youngster who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of January, 2004.

Kimberly A. Baez

Notary Public



My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075