Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1150

Davidson County DEEDWARR
Recvd: 05/17/04 14:37 2pgs
Fees:13.00 Taxes:490.25
20040517-0057610

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Popperl, and wife Juanita Popperl**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Curtis J. Majors and Joyce W. Majors**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 89, Trailwood, Section 5, of record in Book 6900, pages 477, 478, and 479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete legal description.

Being the same property conveyed to Richard Popperl and Juanita Popperl by Special Warranty Deed from The Secretary of Veterans Affairs, of record in Book 9384, page 852, dated June 13, 1994, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1504 Trailwood Court, Nashville TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of May, 2004

Richard Popperl RP

Juanita Popperl

State of ~~Tennessee~~ California)
County of ~~Davidson~~ Los Angeles)

On this 7th day of May, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard Popperl and Juanita Popperl, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

SHERAM A. MASSEHIAN
COMM. # 1350777
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
COMM. EXP. APRIL 29, 2006

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 132,500.00.**

Affiant

Sworn and subscribed before me on this the 7th day of May, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Curtis J. Majors
Joyce W. Majors
1504 Trailwood Court
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
First Bank
200 Fourth Avenue North
Nashville, TN 37219

TAX MAP-PARCEL #:
108-12-246