WARRANTY DEED

HOOPER-H04126

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF June, 2004.

(Affix Seal) Notary Public

My Commission Expires: 4-25-06

PATRICK MOORE NOTARY PUBLIC SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael H. Hooper	Bank of America	104-08-276
1611 A 17th Avenue South	830 North Central Avenue, FL2-001-01-10	
Nashville, TN 37212	St. Petersburg, FL 33701	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RYAN S. JONES AND WIFE, ANGELA CHILDRESS JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL H. HOOPER, 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:

BEING Lot No. 58-A on the Zone Lot Division of a Portion of Lot No. 58 on the Plan of O.B. Hayes Large Lots called Rokeby, of record in Plat Book 21 at page 87, as amended in Plat Book 6250 at Page 444, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ryan S. Jones and wife, Angela Childress by Warranty Deed from Thomas A. McAninch and wife, Tracy McAninch and Daniel A. McAninch and wife, Betty H. McAninch of record in Book 11186 page 918, Register's Office, Davidson County, Tennessee, filed on October 22, 1998, recorded on November 4, 1998.

Subject to restrictions of record in Book 4626, Page 719, Book 5125, Page 347 and Book 6250, Page 444, said Register's Office.

Subject to a sewer easements of record in Book 445, Page 138, said Register's Office.

( ) unimproved
This is (X) improved property know as 1611 A 17th Avenue South, Nashville, Tennessee 37212.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of June, 2004 :

Ryan S. Jones

Angela Childress Jones

Davidson County DEEDWARR
Recvd: 06/04/04 08:33 1pgs
Fees:13.00 Taxes:773.30
20040604-0065787

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RYAN S. JONES AND WIFE, ANGELA CHILDRESS JONES, the bargainor(s), with whom I am personally acquainted or 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 Gamaliel, County TN, this 1st day of June, 2004.

Notary Public

My Commission Expires: 4-25-06

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE