Davidson County DEEDWARR
Recvd: 07/16/04 14:46 2pgs
Fees:13.00 Taxes:543.90

20040716-0085373

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $147,000.00.

Affiant

Subscribed and sworn before me this the 14th of July, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires November 27, 2004

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jean Francois Riand	NEW OWNER	161-11-54
553 Huntington		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William B. Hopkins, Jr. and wife, Anna M. Hopkins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jean Francois Riand and wife, Mary Riand, as Tenants by the Entirety , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 362, as shown on the map entitled Huntington Park, Section Three, of record in Plat Book 4460, page(s) 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM B. HOPKINS, JR. AND WIFE, ANNA M. HOPKINS, by deed from JOHN W. JONES AND WIFE, CARROLL J. JONES, of record in Book 8921, page 688, dated April 16, 1993, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 553 Huntington, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th of July, 2004.

William B. Hopkins, Jr.

Anna M. Hopkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William B. Hopkins, Jr. and Anna M. Hopkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires November 27, 2004