Davidson County DEEDWARR
Recvd: 08/02/04 10:14 2pgs
Fees:13.00 Taxes:462.50

20040802-0092021

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN004734

# WARRANTY DEED

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of July, 2004

Notary Public

MY COMMISSION EXPIRES: 6-26-07

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Peter K. Vonhopffgarten**<br>**1225 Old Hickory Blvd.**<br>**Antioch, TN 37013** | AmSouth Bank<br>P.O. Box 947<br>Birmingham, AL<br>35201 | **164-00-0-157.00** |

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, WE,

**Harry Cummins Tinsley, III, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Peter K. Vonhopffgarten and wife, Sandra A. Vonhopffgarten**

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 land in the 2nd formerly the 3rd Civil District of Davidson County, Tennessee and being Lot No. 55 on the Plan of Cimarron Subdivision of the Isaac Whitworth Property, not of record.**

**Beginning in the center of Old Hickory Boulevard at the northeast corner of the property conveyed to Joseph P. Johnson and wife, by deed from Mary Frierson of record in Book 1390, page 174, Register's Office for said County, being the corner of Lots 54 and 55; thence with said Johnson's easterly line, and the line between said two lots southwardly 662 feet to a point in the northerly line of Lot 8; thence north with the line between Lot Nos. 8 and 9 and 55 eastwardly 200 feet to the southwest corner of the property conveyed to Emerson N. Stewart, Sr., Register's Office for said County; thence with said Stewart's westerly line, northwardly 670 feet to the beginning.**

**Being the same property conveyed to Harry Cummins Tinsley, III, by Quitclaim Deed from Christine T. Tinsley, dated 10-6-98 and recorded in Book 11584, page 130, and being the same property previously conveyed to Harry Cummins Tinsley, III and Christine T. Tinsley, unmarried persons, by Deed from Stephen J. Paolucci and wife, Jeannette E. Paolucci, dated 1-31-97 and recorded in Book 10339, page 396, Register's Office for Davidson County, Tennessee.**

Unimproved ( )

This is improved ( X) property known as **1225 Old Hickory Blvd., Antioch, TN 37013**

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 we do covenant with the said GRANTEES that we 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 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 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 23rd day of July, 2004.

**Harry Cummins Tinsley, III**
**By Harry Cummins Tinsley, Jr., Attorney-in-Fact**

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 23rd day of July, 2004, before me personally appeared **Harry Cummins Tinsley, Jr.** to me known to be the person who executed the foregoing instrument in behalf of **Harry Cummins Tinsley, III** as **his** Attorney in Fact, and acknowledged that **he** executed the same as the free act and deed of the said **Harry Cummins Tinsley, III**.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of July, 2004.

My commission expires:_____

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006