Please return to:
Elite Title Company
109 Westpark Drive
Suite 230 350
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/19/04 12:19 2pgs
Fees:13.00 Taxes:510.60
20041019-0125515

ADDRESS NEW OWNER:
Jason D. Keefe
4016 Sussex Drive
Nashville, Tennessee 37207

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans
750 Old Hickory Blvd, #180
Brentwood, TN 37027

MAP	41
GROUP	11
PARCEL	23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William B. Hopkins and wife, Frances A. Hopkins** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Jason D. Keefe and wife, Michelle L. Keefe**, 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 Lot No. 337 on the Plan of Bellshire Estates, Section "A", of record in Plat Book 2331, pages 115 and 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to William B. Hopkins and wife, Frances A. Hopkins by deed from Emma C. Williams, surviving tenant by the entirety of record in Book 6679, page 908, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 4016 Sussex Drive, Nashville, Tennessee 37207.

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 15th day of October, 2004.

Frances A Hopkins

Frances A. Hopkins

William B Hopkins POA
by: Frances A Hopkins

William B. Hopkins by Frances A. Hopkins as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frances A. Hopkins**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the Attorney in fact for **William B. Hopkins**, and that as said Attorney in fact she executed the within Warranty Deed by signing the name of William B. Hopkins as his free act and deed.

WITNESS my hand and official seal this 15th day of October, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of October, 2004.

NOTARY PUBLIC

My Commission Expires:

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008