Return To:
Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~
Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of March, 2005.

Notary Public

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires: 7-30-06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/30/05 14:48 3 pgs
Fees:18.00 Taxes:270.10
20050330-0034696

Property
ADDRESS NEW OWNER(S) AS FOLLOWS:
Jose Hopkins and Ronda Hokpins
671 Longhunter Court
Nashville, Tennessee 37217

Owner's Address:
Jose and Ronda Hopkins
103 Spicer Court
White House, TN 37188

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
201 Fourth Ave. N/ 7th Floor
Nashville, TN 37219

MAP-PARCEL NUMBERS:
135-08-0-A-671.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas E. Clark and wife, Alice A. Clark** hereinafter referred to as Grantors, hereby transfers and conveys to **Ronda Hopkins and husband, Jose Hopkins** hereinafter referred to as 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 Unit No. 671 of Nashboro Village Nineteen condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to Thomas E. Clark and wife, Alice A. Clark by Warranty Deed from Mary E. Lee, unmarried, of record in Book 9742, Page 961, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 671 Longhunter Court, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 25th day of March, 2005.

Thomas E. Clark

Thomas E. Clark
by Mary F. Lynn, atty in fact.

By: Mary F. Lynn

Alice A. Clark

Alice A. Clark
by Mary F. Lynn, atty in fact.

By: Mary F. Lynn

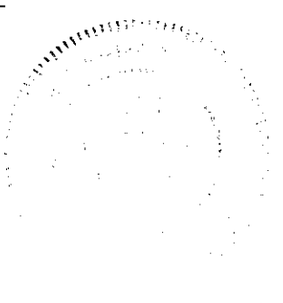
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary F. Lynn whom I am personally acquainted and who proved herself to be the attorney-in-fact for Thomas E. Clark and Alice A. Clark, who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Thomas E. Clark and Alice A. Clark.

Witness my hand and official seal this 25th day of March, 2005.

Notary Public

My Commission Expires: 11/2/05



12453-BV