This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Return to:
Security Escrow
1005 8th Ave. South Ste 104
Nashville, TN. 37203

ADDRESS NEW OWNER:
Douglas Carl Hopper, Jr.
3123 Crossword Drive
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

Davidson County DEEDWARR
Recvd: 04/21/05 09:32 2 pg
Fees:13.00 Taxes:397.57
20050421-0044307

MORTGAGEE
Wells Fargo Bank, NA ISAOA
2208 Hwy 121 Suite 120
Bedford, TX 76021-0000

MAP: 96
GROUP 10
PARCEL: 271

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kevin T. Kane and wife, Jennifer Kane**, has this day bargained and sold, and does hereby transfer and convey unto **Douglas Carl Hopper, Jr.,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 550, on the Plan of Cloverhill, Section VIII, as shown on plat of record in Plat Book 2331, page 10 and 11, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kevin T. Kane by Deed of record in Book 11524, Page 689, recorded 06/11/1999, Register's Office for Davidson County, Tennessee.

Jennifer Kane, the spouse of Kevin T. Kane, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Kevin T. Kane.

HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

WE COVENANT with the Grantee herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 2331, Page 10 & 11, restrictions of record in Book 2334, Page 307, and Book 2145, Page 262, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of April, 2005.

Kevin T. Kane

Jennifer Kane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kevin T. Kane and wife, Jennifer Kane**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of April, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $107,450.00 ~~$106,450.00~~

AFFIANT

Subscribed and sworn to before me this the 15th day of April, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____