RECORD & RETURN TO:
Nations Title Agency of Tennessee, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
05TN02357

Davidson County DEEDWARR
Recvd: 05/03/05 15:29 2 pgs
Fees:13.00 Taxes:595.70
20050503-0049490

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

ERIN MARTHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $161,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2005.

Notary Public
My commission expires:

02-0504-43803

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael D. Bolden	~~New Owner~~ Option One Mtg.	173-15-0-A-040.00
1249 Bending Creek Drive	1600 Parkwood Cirle	
Antioch TN 37013	Atlanta, GA 30339	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew R. Hoppe and wife, Jamie L. Hoppe, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael D. Bolden, unmarried, hereinafter called the Grantee, his successors 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. 40 on the Final Plat of Mill Run Subdivision, Phase 1, of record in Book 11700, Pages 27-28, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew R. Hoppe by deed dated 8/30/01 of record in Instrument No. 200109100097812, Register's Office for Davidson County, Tennessee. Jamie L. Hoppe, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in said property.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1249 Bending Creek Drive, 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 Grantee, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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 Grantee, his 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 29th day of April, 2005.

Matthew R. Hoppe By: Jamie Hoppe Attorney in Fact

Matthew R. Hoppe
By: Jamie Hoppe, Attorney in Fact

Jamie L. Hoppe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jamie L. Hoppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that _she executed the within instrument for the purposes therein contained, and who further acknowledged that _she is the attorney in fact for Matthew R. Hoppe and that _she is authorized by Matthew R. Hoppe to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 29th day of April, 2005.

State of Tennessee at Large

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jamie L. Hoppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of April, 2005.

State of Tennessee at Large

My Commission expires

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005