Davidson County DEEDWARR
Recvd: 07/11/05 11:56 3 pgs
Fees:18.00 Taxes:384.43
20050711-0079844

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00.

Affiant

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES 9-22-07

File No. G5-5181D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
A & G Properties, LLC (NAME)	SAME (NAME)	61-14-85
3541 Crestridge Dr. (STREET ADDRESS)	same (STREET ADDRESS)	
Nash. TN 37204 (CITY) (STATE) (ZIP)	same (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jerald W. Hopper, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A & G Properties, LLC** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 3903 Burrus Street, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 28th day of June, 2005.

Jerald W. Hopper

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jerald W. Hopper, unmarried, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of June, 2005.

My Commission Expires: 3/25/2020

MICHAEL T. ROSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of June, 2005.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of June, 2005.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

Tract 1: Being the south 60 feet of the east 165 feet of the north 120 feet of Lot No. 77 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County. Said part of said lot fronts 60 feet on the westerly side of Burrus Street or avenue and runs back between parallel lines 165 feet to a dead line.
Tract II: Being part of Lot No. 77 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said county and described as follows: Subdivision as of record in Book 1424, page 11, said point being 60 feet east of the northeast corner of Lot No. 12, Baxter Heights Subdivision, as of record in Book 2083, page 94; thence South 20 degrees 31 minutes 30 seconds West 37 feet to a point, which is the point of beginning, and said point being the southwest corner of the property conveyed from Price to Neely, by deed in Book 1732, page 7; thence along Neely's southerly line, South 72 degrees 30 minutes 30 seconds east 50 feet; thence leaving Neely's line and along the rear line of the property conveyed to Hudson by deed of record in Book 2013, page 465, and Book 2862, page 521, South 20 degrees 31 minutes 30 seconds West 60 feet to a corner or the property conveyed to Price in Book 739, page 26; thence with Price's north line, North 72 degrees 30 minutes 30 seconds West 50 feet to a point; thence leaving Price's line, North 20 degrees 31 minutes 30 seconds east 60 feet to the point of beginning.

Being the same property conveyed to Jerald W. Hopper, unmarried, by Deed from Crader Hall and wife, Mary Jo Hall, dated February 23, 1977, of Record in Book 5112, Page 793, Register's Office for Davidson County, Tennessee.