WARRANTY DEED

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

CHERYL L. SMITH NOTARY PUBLIC LARGE RUTHERFORD COUNTY, TN

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$82,000.00~~ $ 102,000

Affiant

Subscribed and ~~sworn~~ to before me, this the 12th day of July, 2005.

Notary Public

My commission expires: 5/2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles Hooper	**SAME**	**071-16-224.00**
1215 N 6th Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eleanor L Willis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Hooper, married

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:

Being Lot No. 176 and the northerly 15 feet of Lot No. 175 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 176 and the northerly part of Lot No. 175 front together 45 feet on the easterly side of North 6th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Eleanor L Willis, by Deed from 1215 N 6th Land Trust, Cheryl Lee Trustee, dated 05/23/2002, of record in Instrument No. 200205290064895, Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **1215 N 6th Street, Nashville, TN 37208**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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. 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/our hand(s) this **12th** day of **July, 2005.**

Eleanor L. Willis
Eleanor L Willis

Davidson County DEEDWARR
Recvd: 07/18/05 13:42 2 pgs
Fees:13.00 Taxes:377.40
20050718-0083180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Eleanor L Willis,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **July, 2005.**

Notary Public

My Commission Expires: 5/20/06

