THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24499-07-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $585,000.00. Affiant Subscribed and sworn to before me this 19th day of July, 2005. NOTARY PUBLIC J. Michael Morgan, Notary Public My Commission Expires July 30, 2005 STATE OF TENNESSEE My Commission Expires:

WARRANTY DEED

Address New Owner: Mitchell Solarek, and Troy Solarek 109 Middleton Circle Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.157-08-0-A Parcel No. 044.00co

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Hooper, III**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitchell Solarek and wife, Troy Solarek** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 109 Middleton Circle, Nashville, TN 37215

Leslie T. Hooper joins in this conveyance to convey any and all marital interest she may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of July, 2005.

John M. Hooper, III

Leslie T. Hooper

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John M. Hooper, III, and Leslie T. Hooper** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2005.

Notary Public

My Commission Expires: GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE ... Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/22/05 15:41 2 pgs
Fees:13.00 Taxes:2164.50

20050722-0085782

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of 3rd Revision Middleton, as of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John M. Hooper, III by deed dated 09/20/01 from Stephanie M. Upshaw and husband H. Walker Upshaw of record in Instrument No. 20010927-0104602, Register's Office for Davidson County, Tennessee. Kerri Lynn Hooper conveyed her interest in the property to John M. Hooper, III by quitclaim deed recorded at Instrument No. 20020508-0056855, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Middleton of record in Book 9816, page 844, amended in Book 10714, page 744, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Middleton Homeowners' Association, Inc. of record in Instrument No. 20010327-0028930, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 900, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6505, page 881, Register's Office for Davidson County, Tennessee.