This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 07/27/05 07:40 3 pgs
Fees:18.00 Taxes:344.10
20050727-0087599

ADDRESS NEW OWNER:
Justin Weaver
520 East Bend Drive
Nashville, Tennessee 37209

SEND TAX BILL TO:
~~Mortgagee~~
New Owner

MORTGAGEE:

MAP **91-13**
GROUP
PARCEL **68.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William H. Hoover, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Justin Weaver and wife, Melissa Weaver**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 of Block D, on the Map of Croleywood Subdivision as of record in Book 1130, page 100, Register's office for Davidson County, Tennessee.

Said Lot No. 3 fronts 60 feet on the easterly side of East Bend Drive and extends back 148.4 feet on the northerly line and 148.8 feet on the southerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to William H. Hoover, unmarried by deed from William H. Hoover and wife, Gwindlene D. Hoover dated May 24, 1985, of record in Book 6567, page 357, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 520 East Bend Drive, Nashville, Tennessee 37209.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2005, a lien not yet due and payable. Map 91-13, Parcel 68.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2005 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1130, page 100, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantor does covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his 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.

WITNESS my hand this the 14th day of July, 2005.

Willilam H. Hoover

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Willilam H. Hoover, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of July, 2005.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $93,000.00.

Carrie Tasler

AFFIANT

Subscribed and sworn to before me on this 14th day of July, 2005.

NOTARY PUBLIC
My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.