05-1361

39-B
1 of 2

This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Peter J. Minich
5037 Montclair Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 08/01/05 15:53 2 pgs
Fees:13.00 Taxes:758.50
20050801-0089933

MAP 146-12
GROUP
PARCEL 35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **F. Steve Hooper and wife, Andrea Lee Hooper,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Peter J. Minich, an unmarried man**, hereinafter called the "GRANTEE", his heirs 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. 462 on the Plan of Section Six, Crieve Hall Estates, of record in Plat Book 2331, page 1 & 2, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to F. Steve Hooper and wife, Andrea Lee Hooper by deed from Catherine Jane Lee, unmarried of record in Instrument no. 20000719-0071122, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **5037 Montclair Drive, Nashville, Tennessee 37211.**

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 our hands this the **29th** day of **July, 2005.**

F. Steve Hooper

Andrea Lee Hooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **F. Steve Hooper and wife, Andrea Lee Hooper**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of July, 2005.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 5-24-2008