Davidson County DEEDWARR
Recvd: 08/05/05 15:35 2 pgs
Fees:13.00 Taxes:739.63

20050805-0092775

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Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

ELAINE PHELPS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $199,900.00

Affiant

Subscribed and sworn to before me, this 5th day of August 2005.

Notary Public
My commission expires: 11/22/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Regina Williams 5241 Ridgefalls Way Nashville TN 37013	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	173-04-0-A/231.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kristofer S. Hooper and wife, Karen L. Hooper, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Regina Williams, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 231 on the Plan of Oak Highlands, a Planned Unit Development Phase Two of record in Instrument No. 199912130302267 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kristofer S. Hooper and wife, Karen L. Hooper, by deed from Yazdian Construction, Inc. of record in Instrument No. 20010516-0050887 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Oak Highlands Phase Two of record in Instrument No. 1999912130302267 Register's Office for Davidson County, Tennessee 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7350 page24 and re-recorded in Book 7367 Page 587 and amended in Book 8765 Page 90 and Instrument No. 200207250089130 and 200207250089131 and in any allied instruments(s) referred to in said restrictions. 5) Charter for Oak Highlands Homeowners Association of record in Book 7337 page 529 and amended in Book 8765 page 100 and Instrument No. 200004280042354

This property is improved property known as 5241 Ridgefalls Way, Nashville, Tennessee 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 4th day of August, 2005.

Kristofer S. Hooper

Karen L. Hooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristofer S. Hooper and Karen L. Hooper, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 4th day of August, 2005.

Notary Public

My Commission expires: 1/27/07

FILE NO: WG1140

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007