Fb 15

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
William Troy Hopkins
2756 Fleet Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 09/20/05 15:02 2 pgs
Fees:13.00 Taxes:514.30

20050920-0113191

MORTGAGEE
Bank of Nashville
401 Curch Street
Nashville, TN 37219

MAP **86-14-B**
PARCEL **16.7**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **James Byers and wife, Melanie Byers,** has this day bargained and sold, and does hereby transfer and convey unto **William Troy Hopkins, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 165, on the Plan of Revised Plat of Fleetwood Subdivision, Phase Two, Lots 160 to 168 (formerly 158 to 168), as shown on plat of record in Plat Book 6900, page 969, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Byers and Melanie Byers, husband and wife, by Deed of record in Book 20020603-0066571 recorded 06/03/2002, Page Default, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

WE COVENANT with the Grantees herein that We are lawfully seized and possessed of said lands in fee simple; that We have a good and lawful right to convey same; and We do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 6900, Page 969, restrictions in Book 7170, Page 987, and Book 7940, Page 565, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules

and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 22nd day of August, 2005.

James Byers

Melanie Byers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James Byers and wife, Melanie Byers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of August, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $139,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of August, 2005.

NOTARY PUBLIC

MELISSA A. OAKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5·23·09