This instrument prepared by and return to: **FEARNLEY & CALIFF, PLLC**
6389 QUAIL HOLLOW ROAD - Suite 202
MEMPHIS, TN 38120

Davidson County DEEDWARR
Recvd: 09/22/05 15:13 3 pgs
Fees:18.00 Taxes:366.30
20050922-0114155

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of September, 2005 , by and between RONDA HOPKINS and husband, JOSE HOPKINS, party of the first part, and ANDREA R. PRICE, unmarried party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 671 of Nashboro Village Nineteen condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronda Hopkins and husband Jose Hopkins, dated March 25, 2005, recorded March 30, 2005, of record in Instrument NO. 20050330-0034696, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2004 County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book , Page , all being of record in said Register's Office., and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

RONDA HOPKINS by Jose Hopkins attorney -in-fact

JOSE HOPKINS

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared JOSE HOPKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of September, 2005.

NOTARY PUBLIC

MARHTA A. HAEGELIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2005, before me personally appeared JOSE HOPKINS., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RHONDA HOPKINS, and who acknowledged that he executed the same as the free act and deed of said RHONDA HOPKINS.

WITNESS my hand, at office, this 16th day of September, 2005

Notary Public
My commission expires:

MARHTA A. HAEGELIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Property Owner & Address : **ANDREA R. PRICE**

Tax Parcel No.: **135-08-0 A 671.00 CO**

Property Address: **671 Long Hunter Ct**
Nashville, TN 37217

MAIL TAX BILLS TO: ~~property address~~

GMAC MORTGAGE CORPORATION
PO BOX 569760
DALLAS, TX 75356
ATTN: tax department

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $99,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of, September, 2005

NOTARY PUBLIC

My Commission Expires: March 21, 2009

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009