McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $[illegible]500.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: [illegible] 14, 2009

My commission expires: 3-14-09

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/07/05 10:22 2 pgs
Fees:13.00 Taxes:1060.05
20051007-0121216

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian Hoppes **Rachel Westfield**	**M&T Mortgage Corporation**	**Map 83 Group 14 Parcel 187**
308 South 17th Street	**PO Box 5738**	
Nashville, TN 37216	**Springfield, OH 45501-5738**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cynthia B. Peak, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian E. Hoppes, a single person and Rachel L. Westfield, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR 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, Tract No. 10: being the southerly 37 feet of Lot No. 89 and the northerly 13 feet of Lot No. 90 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, said Register's Office. Installment Deed of record in Book 9612, page 557, erroneously referred to Book 59, page 130 instead of Book 57, page 130.

SAID parts of said lots adjoin and front together 50 feet on the westerly side of South 17th Street and run back between parallel lines 150 feet to an alley, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cynthia B. Peak, a married woman, by Warranty Deed from Robert Louis Newsom and wife, Hattie Marie Newsom, of record in Instrument #20050202-0011938, Dated January 31, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, page 130, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 308 South 17th Street, Nashville, TN 37216.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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/our hand(s) this 30th day of September, 2005.

Cynthia B. Peak

Cynthia B. Peak

*Christopher B. Peak, Sr., husband of Cynthia B. Peak, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property.

Christopher B. Peak, Sr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Cynthia B. Peak and husband, Christopher B. Peak, Sr., the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2005.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires

MY COMMISSION EXPIRES
July 18, 2009

File #: **05529-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027