Davidson County DEEDWARR
Recvd: 10/12/05 13:02 2 pgs
Fees:13.00 Taxes:642.88

20051012-0122962

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES
8-16-08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $173,750.00

Affiant

Subscribed and sworn to before me, this 6th day of October, 2005.

Notary Public
My commission expires:

02-0509-44296

Address of New Owner:	Send Tax Bills to:	Tax Information
James M. Weston 1253 Bending Creek Drive Antioch TN 37013	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129 Loan No. 01-050463-02	173-15-0-A-041300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gigi Burns Hoppe and Christian Allyn Hoppe, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James M. Weston and wife, Jennifer M. Weston, hereinafter called the Grantees, their successors 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. 41 on the Plan of Mill Run Subdivision, Phase 1, of record in Book 11700, Pages 27 & 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gigi Burns Hoppe and Christian Allyn Hoppe, husband and wife by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated January 31, 2002, of record in Instrument No. 20020206-0016470, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1253 Bending Creek Drive, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of October, 2005.

Gigi Burns Hoppe by Brent Hoppe, Attorney in Fact
Attorney in Fact

Christian Allyn Hoppe by Brent Hoppe, Attorney in Fact
Attorney in Fact

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 Brent Hoppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Gigi Burns Hoppe and Christian Allyn Hoppe, and that he is authorized by Gigi Burns Hoppe and Christian Allyn Hoppe, to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 6th day of September, 2005.

Notary Public

My commission expires: 9/8/09

