This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 050683

Davidson County DEEDWARR
Recvd: 12/08/05 11:05 2 pgs
Fees:13.00 Taxes:455.10
20051208-0147696

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$123,000.00**

Affiant

Subscribed and sworn to before me, this 9th day of November, 2005.

Notary Public
My commission expires: May 23, 2006

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Kingsley Hooper 2609 Eastland Ave Nashville, Tennessee 37206	New Owner	083 12 0 180.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Scott Johnston, being one and the same as Byron Scott Johnston**, an unmarried man hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Kingsley Hooper and Jessica Hooper, husband and wife** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

BEING Lot No. 2 on the Plan of Twin Estates, Section 1, of record in Book 3842, Page 88, Register's Office for Davidson County, Tennessee, described as follows:

BEING on the easterly margin of Eastland Avenue at the corner of Lot Nos. 1 and 2; thence with the line between said two lots easterly 97.3 feet; thence north 65 deg. 49' east 67.0 feet; thence north 22 deg. 18' east 78.7 feet; thence north 79 deg. 15' west 150.0 feet to the eaterly margin of Eastland Avenue; thence with the same south 20 deg. 14' west 101.0 feet to the beginning.

Being the same property conveyed to Scott Johnston, a single man by deed from Carolyn Vester, an unmarried woman of record in instrument number 20041101-0130785, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
All matters shown on the plan of record in Plat Book 3842, Page 88, Register's Office of Davidson County, Tennessee.

The source of this description is the last recorded deed.

This property is improved property known as **2608 Eastland Ave, Nashville, TN 37206**

Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, Scott Johnston, being one and the same as Byron Scott Johnston , sign this Warranty Deed on this the 9th day of November, 2005.

Scott Johnston by Richard Davenport his attorney in fact

Scott Johnston by Richard Davenport his Attorney in Fact

Personally appeared before me, Tamilyn Streeter Derryberry, a Notary Public in and for said County and State, Richard Davenport, to me known to be the person who executed the foregoing instrument in behalf of Scott Johnston, and acknowledged that she executed the same as the free act and deed of said Scott Johnston, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Scott Johnston, and appearing of record in Instrument No_____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this the 9th day of November, 2005.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

My Commission Expires: May 23, 2006

Tamilyn Streeter Derryberry, Notary Public