This Instrument Prepared By
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Davidson County DEEDWARR
Recvd: 12/21/05 12:42 3 pgs
Fees:18.00 Taxes:285.27
20051221-0152945

Warranty Deed

On this 16th day of November, 2005, I/we Carol Jean Hoover, unmarried, individually and as personal Representative of the Estate of William R. Hoover Sr., and William R. Hoover, Jr., married, Grantor(s), do hereby convey unto Evelyn Louise Hoover, unmarried, Grantee(s), in fee simple, the following described property:

Land in Davidson County, Tennessee, being in the 11th Civil District of said County, being Lot No. 77 on the Map of Rainbow Terrace, Section III, as of record in Book 2133, page 20, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Hoover and wife, Evelyn M. Hoover, from Katherine B. Marshall and husband, Robert F. Marshall, by Deed dated 12-3-1985 and recorded in Deed Book 6889, Page 625 in the office of the Register of Davidson County, Tennessee. Evelyn M. Hoover having died leaving title vested solely to William R. Hoover. William R. Hoover having died on 5-24-2004.

Statement required by Tennessee Code Annotated 66-24-121. The foregoing legal description is the same as contained in the source of title shown above.

THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, have a right to convey it, and warrant the title against all persons whomsoever, except as shown herein.

Said real estate is unencumbered with the exception of the following:

1. 2006 County of Davidson real estate taxes, which are a lien but are not yet due and payable.

2. Covenants, conditions, restrictions and easements, if any, appearing in the public records.

The consideration for this conveyance is Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration not recited herein, the receipt and sufficiency of which is hereby acknowledged.

William R. Hoover, Jr, Grantor, states and affirms the real property herein conveyed is not rental property.

As used in this Deed words in the singular shall mean and include the plural and vice versa.

This conveyance by Carol Jean Hoover, as Personal Representative of the Estate of William R. Hoover, Sr., acting in her capacity as Personal Representative only and she shall not be liable in her individual capacity for any breach of any covenants contained herein further than to the extent of the assets of said estate in his hands at the time of notice of such breach.

IN TESTIMONY WHEREOF, WITNESS the signatures of the Party of the First and Second Parts.

The Estate of William R. Hoover

Carol Jean Hoover
Personal Representative
By: Carol Jean Hoover
Personal Representative

William R. Hoover, Jr.

Carol Jean Hoover
Carol Jean Hoover, Individually

STATE OF TENNESSEE
COUNTY OF MONROE

Before me, a notary public in the state and county aforesaid, personally appeared Carol Jean Hoover, individually and as personal representative for the Estate of William R. Hoover, Sr., and William R. Hoover, Jr. who executed the foregoing instrument for the purpose therein contained, and acknowledged the execution of same to be their free act and deed.

Witness my hand and seal on this 16th day of November, 2005.

Eddie N. Morthel
Notary Public,
My Commission expires: 10-12-2008

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Evelyn Louise Hoover
233 Randy Road
Madison, TN 37115

RESPONSIBLE FOR TAXES:
APB Mortgage, LLC
9931 Corporate Campus Drive, Suite 2400
Louisville, Kentucky 40223
Parcel I.D. 052-03-0-005.00

Property Address: 233 Randy Road
Madison, TN 37115

I, or we hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for his transfer or value of the property transferred, which ever is greater is $77,100.00, which amount is equal to or greater than the amount which the property transferred would commence at a fair and voluntary sale.

Evelyn Louise Hoover
Affiant

Sworn to and subscribed before me on this the 16th day of November, 2005.

Eddie N. Morthel
Notary Public

My commission expires: 10-12-2008

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFTER RECORDING, RETURN TO:

MATTINGLY-FORD TITLE SERVICES, LLC
101 BULLITT LANE, SUITE 202-B
LOUISVILLE, KENTUCKY 40222
(502) 212-7000

EXHIBIT A

Land in Davidson County, Tennessee, being in the 11th Civil District of said County, being Lot No. 77 on the Map of Rainbow Terrace, Section III, as of record in Book 2133, page 20, said Register's Office to which plan reference is hereby made for a more complete description.

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