Warranty Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060148

Davidson County DEEDWARR
Recvd: 04/03/06 09:08 2 pgs
Fees:13.00 Taxes:425.50
20060403-0037100

Send Tax Bills To:
Wells Fargo Home Mortgage
7445 New Technology Way
Frederick, MD 21703

New Owner is:
Donna M. Willis
~~5861 Brentwood Trace~~ 5216 Fredericksburg Way E
Brentwood, TN 37027

MAP: 160-14-B
PARCEL: 157.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert M. Hopkins** (UNMARRIED), hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donna M. Willis**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Unit No. 5861 in Brentwood Trace Condonminiums, a Horizontal Property Regime, located on Old Hickory Boulevard, brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Robert M. Hopkins and wife, Helen M. Hopkins from George L. Holmes, III by Warranty Deed dated February 25, 1998 and recorded February 27, 1998 in Book 10813, Page 118, Register's Office for Davidson County. Helen M. Hopkins died on October 7, 2005.

This conveyance is subject to a Master Deed of Record in Book 5524, page 415 and Book 5545, page 510; and all matters of record on plat in Plat Book 5200, page 219; Plat Book 5200, page 230; and Plat Book 5200, page 261, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

RMH/MVH AIF
Sellers Mts.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of March, 2006.

GRANTOR:
Robert M Hopkins by Molly J Hopkins as Attorney-in-fact

Robert M. Hopkins by Molly J. Hopkins as

Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Molly J. Hopkins**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Robert M. Hopkins,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Inst#_____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30 day of March, 2006.

BYLTHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/28/10

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

SWORN TO and subscribed
before me this 30th day of
March, 2006.

NOTARY PUBLIC

My commission expires: 8-9-09

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.