Davidson County DEEDWARR
Recvd: 04/28/06 12:32 2 pgs
Fees:13.00 Taxes:1117.03
20060428-0048986

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,900.00.

Stacey S. Huppert
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stacey S. Huppert
320 33rd Avenue North
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

1909213019600

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rochford Realty and Construction Co., Inc. hereinafter referred to as Grantors, hereby transfers and conveys to Stacey S. Huppert, unmarried, hereinafter referred to as 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, being Lot No. 68 on the Plan of Hortense Place, as of record in Plat book 1691, Page 955, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Rochford Realty and Const. Co., Inc., by warranty deed from Mary H. Forsythe, a single woman, of record in Instrument No. 20050613-0067443, Register's Office for Davidson County, Tennessee, dated June 9, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 161, Page 167, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 320 33rd Avenue North, Nashville, TN 37209.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my 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 hand this 25th day of April, 2006.

Rochford Realty and Construction Co., Inc.

By: James G Morrissey

James G. Morrissey, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James G. Morrissey, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the Authorized Agent of Rochford Realty and Construction Co., Inc., a Tennessee corporation and is authorized by the Rochford Realty and Construction Co., Inc. to execute this instrument on its behalf on this 4/25/2006.

Witness my hand and official seal this 25th day of April, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008