Davidson County DEEDWARR
Recvd: 06/02/06 15:34 2 pgs
Fees:13.00 Taxes:651.20

20060602-0065459

WARRANTY DEED

G-FCP-06-1301

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Hooper	Same as new	
1301 Ordway Place	(NAME) Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		83-9-21.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LOUIS S. RUDOLPH AND WIFE, MARY ANNE RUDOLPH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON HOOPER AND WIFE, LEAH HOOPER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 31 IN F. O. BEAZLEY'S SUBDVISION OF BLOCK "C" IN THE DOUGLAS PLACE-EAST NASHVILLE, A PLAN OF WHICH IS OF RECORD IN PLAN BOOK 2, PAGE 66, CHANCERY COURT NASHVILLE, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LOUIS S. RUDOLPH AND WIFE, MARY ANNE RUDOLPH BY WARRANTY DEED FROM JAMES C. OLIVER, UNMARRIED, RECORDED ON THE 23RD DAY OF MAY, 2003 IN INSTRUMENT NO. 20030523-0070905 RE-RECORDED IN INSTRUMENT NO. 20030606-0078166, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2, page, 66, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1301 Ordway Place, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 1st day of June, 2006.

Louis S. Rudolph

Mary Anne Rudolph

STATE OF Tennessee
COUNTY OF Davidson

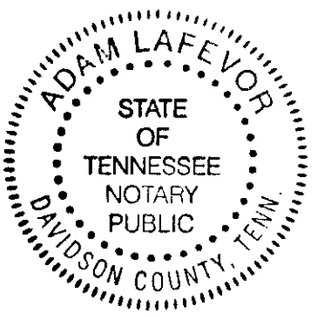
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis S. Rudolph and Mary Anne Rudolph, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903