Davidson County DEEDWARR
Recvd: 10/04/06 10:17 4 pgs
Fees:23.00 Taxes:481.00
20061004-0122882

PREPARED BY & RETURN TO:
TRANSCONTINENTAL TITLE CO.
206 PRINCETON RD. STE. 41
JOHNSON CITY, TN 37601
44576

WARRANTY DEED

THIS INSTRUMENT, made and entered into on this the 22nd day of September, 2006, by and between DAVID C. HOOPER, A SINGLE MAN, Party of the First Part, and GREGORY DAVID HOOPER and wife, BRIANNA HOOPER, Parties of the Second Part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Parties of the Second Part, their heirs and assigns, the following described real estate:

SITUATED in the GENERAL SERVICE Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

FOR DESCRIPTION OF PROPERTY, SEE EXHIBIT "A", WHICH IS ATTACHED HERETO.

TAX MAP 075, **GROUP** 10, **PARCEL** 014.00

This conveyance is made subject to all valid restrictive covenants and easements, if any, which may be apparent from an inspection of the premises.

TO HAVE AND TO HOLD unto the said Parties of the Second Part, their heirs and assigns, in fee simple forever.

And the said Party of the First Part covenants with the Parties of the Second Part, their heirs and assigns, that he is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises are free from all encumbrance, and that he, the Parties of the Party of the First Part, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

THIS INSTRUMENT PREPARED BY:
DENNY & MILLIKEN, ATTORNEYS AT LAW
P.O. BOX 3586, JOHNSON CITY, TENNESSEE 37602

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand and seal on this the day and date first above written.

DAVID C. HOOPER, A SINGLE MAN

STATE OF TENNESSEE
COUNTY OF ~~WASHINGTON~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, DAVID C. HOOPER, A SINGLE MAN, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 22nd day of September, 2006.

NOTARY PUBLIC

PRISCILLA EATON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/2008

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 130,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 22nd day of September, 2006.

NOTARY PUBLIC

PRISCILLA EATON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/2008

THIS INSTRUMENT PREPARED BY:
DENNY & MILLIKEN, ATTORNEYS AT LAW
P.O. BOX 3586, JOHNSON CITY, TENNESSEE 37602

Name and Address of Property Owner:

GREGORY HOOPER
8402 TERRY LANE
HERMITAGE, TN 37076

Name and Address of the Person or
Entity Responsible for the Payment
Of the Real Property Tax:

GREGORY HOOPER
8402 TERRY LANE
HERMITAGE, TN 37076

THIS INSTRUMENT PREPARED BY:
DENNY & MILLIKEN, ATTORNEYS AT LAW
P.O. BOX 3586, JOHNSON CITY, TENNESSEE 37602

EXHIBIT "A"

25-00044577

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 183 ON THE MAP OF HERMITAGE ESTATES, AS OF RECORD IN BOOK 3300, PAGE 70 AND 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 183, FRONTS 51.0 FEET ON THE SOUTHEASTERLY MARGIN OF TERRY LANE AND EXTENDS BACK BETWEEN LINES MEASURING 149.68 FEET ON THE SOUTHWESTERLY LINE AND 149.75 FEET ON THE NORTHEASTERLY LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 81.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO DAVID C. HOOPER, BY WARRANTY DEED FROM HELEN H. WEBB, DATED SEPTEMBER 20, 2004 AND RECORDED SEPTEMBER 22, 2004 IN INSTRUMENT NO. 20040922-0114036, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DAVID C HOOPER

GREGORY DAVID HOOPER

BRIANNA HOOPER