Davidson County DEEDWARR
Recvd: 10/16/06 14:48 2 pgs
Fees:13.00 Taxes:610.50
20061016-0128342

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Curtis Tolleson 602 Poplar Valley Ct Nashville TN 37221	Same	Southeast Title 555 Marriott Dr., S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $165,000.00

Map & Parcel No.
141-6-0-A 15

Curtis E. Tolleson
Affiant

Subscribed and sworn to before me on 10/06/06.

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 05-30-07

Notary Public

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Philip Hotz and wife, Melissa Hotz, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Curtis E. Tolleson and wife, Tricia A. Tolleson, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 602 Popular Valley Court, Nashville, Tennessee 37221, County of Davidson

Being Lot No. 24, on the Plan of Revised Section One Poplar Ridge, of record in Plat Book 7900, page 206, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Philip Hotz and wife, Melissa Hotz by deed dated 12/02/03 from John D. Robinson and wife, Wendy A. Robinson and recorded in Instrument Number 20031209-0176470, said Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 602 Poplar Valley Ct, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 10/06/06.

Philip Hotz

Melissa Hotz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Philip Hotz and wife, Melissa Hotz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of October, 2006.

Notary Public

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES 05-30-07

My Commission Expires: