Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/22/06 13:19 3 pgs
Fees:18.00 Taxes:1135.90
20061122-0145227

This Instrument Prepared by Eleanore F. Walker
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AIGR-01501

WARRANTY DEED

THIS INDENTURE, made this 17 day of November, A.D., 2006, between **Brad K. Hope and wife, Kimberly B. Hope**, of the City of Brentwood, State of Tennessee, First Parties, and John S. Croley and Elizabeth A. Croley, husband and wife, of the City of Brentwood, State of Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Three Hundred Seven Thousand----------**DOLLARS** ($ 307,000.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being Lot Number 48 on the Plan of Final Plat Phase Three, Oakmont Subdivision, a Planned Unit Development of record in Plat Book 9700, page 881, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to BRAD K. HOPE and KIMBERLY B. HOPE, HUSBAND AND WIFE, by Warranty Deed from Corinthian Custom Homes, Inc., a Tennessee corporation. Of record in Instrument Number 20030219-0021229, Register's Office for DAVIDSON County, Tennessee..

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except See Exhibit A

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.)

_____(L.S.)
Brad K. Hope

_____(L.S.)
Kimberly B. Hope

STATE OF TENNESSEE }
COUNTY OF Williamson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Brad K. Hope and his wife, Kimberly B. Hope,** the within named bargainor, 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 office, in ~~Hillsboro~~ Williamson County, this 11 day of November 2006

_____
Notary Public

My Commission expires 3/1/2006

DAVID J. LAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Brad Hope
ADDRESS 313 Red Feather Lane
Brentwood, TN 37027

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Brad Hope
ADDRESS 313 Red Feather LN Brentwood, TN 37027

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 307,000. Affiant _____.

Subscribed and sworn to before me this 10 day of November 20 06.

Notary Public _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $307,000.00.

_____
Affiant

Subscribed and sworn to before me this 17th day of November, 2006.

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

Notary Public M L Nickernell

8-29-07

Exhibit A

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 172-05 A, PARCEL 48 CO).

2. P.U.D. Boundary Plat of Oakmont Subdivision of record in Plat Book 7900, page 479, Register's Office for DAVIDSON County, Tennessee.

3. Final Plat Phase Three Oakmont Subdivision of record in Plat Book 9700, page 881, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions of Oakmont of record in Book 8850, page 631, Register's Office for DAVIDSON County, Tennessee.

5. Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 9453, page 119, Register's Office for DAVIDSON County, Tennessee.

6. Supplemental Declaration of Covenants, Conditions and Restrictions of Phase Three and Phase Four of Oakmont of record in Book 11484, page 619, Register's Office for DAVIDSON County, Tennessee.

7. Amendment to Declaration of Covenants, Conditions and Restrictions of Oakmont Homeowners Association, Inc. of record in Instrument Number 20050616-0069202, Register's Office for DAVIDSON County, Tennessee.

8. Articles of Incorporation for Oakmont Homeowners Association, of record in Book 8368, page 942, said Register's Office.