Davidson County DEEDWARR
Recvd: 11/27/06 15:31 3 pgs
Fees:18.00 Taxes:214.60
20061127-0146242

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of November, 2006, by and between JANE L. SMITH, UNMARRIED, hereinafter called Grantor, and MARTHA S. HOPPER, A MARRIED WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JANE L. SMITH, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto MARTHA S. HOPPER, A MARRIED WOMAN, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1100 ELLISTON ST., OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Jane L Smith by her attorney in fact Martha Jane Bilin
JANE L. SMITH
Signature of Seller

Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22 day of **November, 2006** before me personally appeared MARTHA JANE BILIUNAS, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JANE L. SMITH, and acknowledged that she executed the same as the free act and deed of said JANE L. SMITH, PURSUANT TO POWER OF ATTORNEY, OF RECORD IN INSTRUMENT NUMBER _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Witness my hand, at Madison, Tennessee, this 22 day of **November, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

MARTHA S. HOPPER
1083 Zophi St.
Nashville, Tn 37216

Property Address:

1100 ELLISTON ST., OLD HICKORY, TN 37138
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 44-15, PARCEL 265

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I 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 **$58000.00** 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.

Martha S. Hopper
Affiant

Sworn to and subscribed before me, a Notary Public, this 22 day of **November, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7937

EXHIBIT 'A'

Being Lot No. 90 of Section "C" on the Plan of E.I. Dupont de Nemours and Company's Subdivision as of record in Book 1424, Page 66, Register's Office for said County.

Said Lot No. 90 fronts 61.3 feet on the westerly side of Elliston Street and extends back 66.1 feet on the northerly line and 65.5 feet on the southerly line to a dead line, measuring 61.1 feet thereon.

Being the same property conveyed to JANE L. SMITH, by Quitclaim Deed from EDGAR LEE SMITH, of record in Book 10595, Page 391, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 44-15, PARCEL 265).
2. All matters as set forth on the Plan of record in Plat Book 421, Page 36, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.