Dav. Co. File Box 8

Davidson County DEEDWARR
Recvd: 12/21/06 10:10 2 pgs
Fees:13.00 Taxes:347.43

20061221-0157211

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Thomas L. Hopper	SunTrust Mortgage Inc.	Map: 105-01-0-A
1005 A 13th Avenue South	201 Fourth Avenue North	Parcel: 001.00-CO
Nashville, TN 37212	Nashville, TN 37219	USD-08924

For and in Consideration of the sum of $ 93,900.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Marbut Glenn Gaston, Jr., Trustee (for David B. Stewart) with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems appropriate and/or necessary without the requirement of the joinder of David B. Stewart or any other Trustor and/or Beneficiary of said Trust

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Thomas L. Hopper

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **Unit #1** on the plan of **St. Augustine Court Townhomes**, a Planned Unit Development, as shown on Exhibit A-2 to the Declaration of Covenants, Conditions, and Restrictions as of record at **Instrument Number 20050405-0037321** (and see Instrument to Void, Vacate, and Supercede the Master Deed Establishing the St. Augustine Court Condominium by Master Deed at Instrument Number 20041124-0140821 as of record at Instrument Number 200504050037320) all of record in the Register's Office for said County and all to which reference is hereby made and the same are incorporated herein for a complete description of said Unit and of the conveyance hereby made.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20050607-0065012, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: Declaration of Covenants, Conditions, and Restrictions as of record at Instruement Number 20050405-0037321, Instrument to Void, Vacate, and Supercede the Master Deed at Instrument Number 20041124-0140821 as of record at Instrument Number 20050405-0037320, Charter as Exhibit "C" to said Master Deed as of record at Instrument Number 20041124-0140821 and the amended Charter as of record at Instrument Number 20050405-0037307 all said Register's Office.

This is IMPROVED property known as: 1005A 13th Av S, Nashville, TN 37212-2403
{unimproved / improved}

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 20th day of December, 20 06

Marbut Glenn Gaston, Jr., Trustee in my capacity as said Trustee but not otherwise and expressly without any personal representations or warranties

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ 93,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON December 20, 2006.

My Commission Expires: 3-20-2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Marbut Glenn Gaston, Jr. acting in said capacity as Marbut Glenn Gaston, Jr., Trustee

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on December 20, 2006

My Commission Expires: 09-22-2007

RUTH RANDOLPH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public : Ruth Randolph

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143