THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26187-01-2007** **Record & Return To:** **Realty Title** **5111 Maryland Way, Suite 101** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me this 17th day of January, 2007. Notary Public My Commission Expires:

GREE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Robert L. Hopkins, Jr., Theresa McLoughlin 1300 Shelby Avenue Nashville, TN 37206	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.083.13-0 Parcel No. 264.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Lipari, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Hopkins, Jr. and Theresa McLoughlin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property has never been the principal residence of the Grantor or his spouse.
This is improved property located at 1300 Shelby Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of January, 2007.

Thomas A. Lipari

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas A. Lipari**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2007.

Notary Public

My Commission Expires:

GREE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/22/07 08:51 2 pgs
Fees:13.00 Taxes:1054.50

20070122-0008095

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 81 on the Map of Payne, Blakemore and Cummings Addition to East Nashville, as of record in Book 21, Page 70, Register's Office for said county.

Said Lot No. 81 fronts 69 feet on the south side of Shelby Avenue and runs back between parallel lines, along the easterly margin of the 13th Street, 160 feet to a 15 foot alley.

Being the same property conveyed to Philmore J. Preuett and wife, Virginia Preuett, by Warranty Deed dated, January 8, 1981 from J. A. Pruitt, Jr. of record in Book 5698, page 681, Register's Office for Davidson County, Tennessee. Virginia Preuett predeceased her husband, Philmore J. Preuett. Philmore J. Preuett has since died and by Last Will and Testament of record in Docket No. 04 P 1052, Probate Court of Davidson County, Tennessee, devised said property to June P. White.

And being the same property conveyed to Thomas A. Lipari, an unmarried man by Warranty Deed dated, February 3, 2006 from June P. White, Heir of Philmore J. Preuett of record in Instrument No. 20060203-0013765, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 21, page 70, Register's Office for Davidson County, Tennessee.