QUITCLAIM DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

Marsha Troxler
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28th DAY OF March, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HEREIN BY:
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # HOOPER QCD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Marsha Troxler	NEW OWNER	SEE EXHIBIT A
1423 Janie Avenue		
Nashville, TN 37216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPHINE HOOPER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MARSHA TROXLER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as SEE EXHIBIT A

Witness hand on this 28th day of March, 2007

Josephine Hooper
Josephine Hooper

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named: Josephine Hooperand , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Josephine Hooper and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this 28th day of March, 2007

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

Davidson County DEEDQC
Recvd: 04/02/07 13:51 2 pgs
Fees:12.00 Taxes:0.00

20070402-0039030

EXHIBIT A - LEGAL DESCRIPTION

TRACT 1 - 2230 Winford Ave, Nashville, TN 37211: Map118-4 Parcel 225

Land in Davidson County, Tennessee, being part of Lots No. 129 all of Lot 128, also alley between said Lots now closed on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County.

As to part of Lot No. 129 described as follows: BEGINNING on the easterly margin of Winford Avenue 10 feet north of S. W. corner of said lot; thence easterly parallel with, and 10 feet north from the south line of said lot, 157 feet, more or less; thence northerly, 40 feet; thence westerly 137 feet, more or less, to the easterly margin of said avenue; thence southerly 45 feet, more or less to the beginning.

EXCLUDING all portions of Lots 227, 228, and 229 described in this paragraph BUT INCLUDING potions of lot Lot 128, including alley now closed on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County; BEGINNING on the westerly margin of Cruzen Street at the corner of Lots Nos. 226 and 227, thence northerly 59 feet more or less; thence westerly 208 feet more or less to the easterly margin of Winford Avenue; thence with the same southerly 168 feet more or less; thence easterly 275 feet more or less to the beginning.

INCLUDED BUT EXCLUDED from this conveyance is being parts of Lots 128 and 129 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County.

BEGINNING at a point in the east margin of Winford Avenue said point being Calvin E. McFarland's northwest corner, said point being north 21 degrees 03' west 10 feet from the common corner of Lots 129 and 130;thence with said margin north 1 degree 27' east 45 feet more or less to the northwest corner of Lot 129; thence with the northerly boundary of said lot north 68 degrees 57' east 8 feet more or less to the southwest corner If Lot 128 on said plan; thence continuing with the said margin of Winford Avenue north 7 degrees 17' east 183 feet more or less to the northwest corner of the captioned property; thence with the north boundary of said captioned property south 82 degrees 43' east 3.5 feet more or less to a point; thence south 7 degrees 17' west 227.2 feet more or less to a point; thence south 68 degrees 57' west 5.4 feet to a point and containing 989 square feet,

There is also hereby conveyed a slope easement beginning at a point in the east-margin of Winford Avenue said point being Calvin McFarland's northwest corner; thence along the easterly margin of the above described right of way north 7 degrees 17' east 227.2 feet more or less to the north boundary of the captioned property; thence with said boundary south 82 degrees 43' east 10 feet to a point; thence south 7 degrees, 17' west 221.8 feet more or less to McFarland's north boundary; thence with said boundary south 68 degrees 57' west 11.4 feet more or less to the point of beginning and containing 2245 square feet.

Being part of the same property conveyed to to Robert L. Hooper, and wife, Josephine Hooper by deed from Ellis B. Jones and wife, Laura D. Jones of record in Book 4972, page 43, Register's Office for said County.

Robert L. Hooper died on September 24, 1988, and was survived by his wife, Josephine H. Hooper.

TRACT 2 - 2234 Winford Ave, Nashville, TN 37211: Map118-4 Parcel 226

Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 129 and the northerly 45 feet of Lot No. 130 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 55 feet on the easterly side of Winford Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eunice Robert L. Hooper, and wife, Josephine Hooper by installment deed in Book 4169, page 188, Register's Office for Davidson County, Tennessee.

Robert L. Hooper died on September 24, 1988, and was survived by his wife, Josephine H. Hooper.

TRACT 3 - 2238 Winford Ave, Nashville, TN 37211: Map118-4 Parcel 228

Davidson County, Tennessee, being Lot No. 132 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County, as follows:

Said Lot No. 132 fronts 50 feet on the easterly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert L. Hooper, and wife, Josephine Hooper from James C. Bennett and wife, Jeraldine Bennett by deed, as of record in Book 4396, Book 622, Register's Office, Davidson County, Tennessee.

Robert L. Hooper died on September 24, 1988, and was survived by his wife, Josephine H. Hooper.

The information and legal descriptions contained herein were provided by the Grantor and Grantee; neither a title search nor a survey was conducted by the preparer.

THESE conveyances are subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.