27-A 1/2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $96,000.00.

Subscribed and sworn to before me, this 17th day of April, 2007.

Dennis Hoeppner
Affiant

My Commission Expires: 4-19-09

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Davidson County DEEDWARR
Recvd: 04/24/07 09:46 2 pgs
Fees:13.00 Taxes:355.20

20070424-0048507

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
CARLA A. NORTHERN, 1104 CLAY STREET NASHVILLE, TN 37208 MAP & PARCEL NO. 081-07-0/594.00	Freedom Mortgage Corporation 400 Interstate N. Pkwy. #580 Atlanta, GA. 30339-5030

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DENNIS HOEPPNER, SINGLE

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

CARLA A. NORTHERN, AN UNMARRIED WOMAN

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 32 on the plan of Looby Heights, of record in Plat Book 7900, page 148, Revised in Book 8289, page 696, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dennis Hoeppner *single by Special Warranty Deed from Wachovia Bank, N.A. (f/k/a *First Union Nation Bank) as Trustee for Long Beach Mortgage Loan Trust 2001-4, dated July 18, 2006, and filed of record on July 27, 2006, in Instrument No. 20060727-0090790, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2007, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 148; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 8091, PAGE 751; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 1104 CLAY STREET, NASHVILLE, TN 37208

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE 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 HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER 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 MY HAND THIS 17TH DAY OF APRIL, 2007.

Dennis Hoeppner

DENNIS HOEPPNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2007, before me personally appeared Dennis Hoeppner, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires: 9-17-09

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Jamie L. Taylor

Notary Public

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WARRANTY DEED

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