Davidson County DEEDWARR
Recvd: 08/17/07 12:36 4 pgs
Fees:23.00 Taxes:869.50
20070817-0098570

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $235,000.00. Affiant Subscribed and sworn to before me, this the ~~15th~~ 16th JBM day of August, 2007. Notary Public My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Foutch	John Foutch	Map: 083-09-0
1306 Greenwood Avenue	1306 Greenwood Avenue	Parcel: 047.00
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANGELO J. DRANES, AN UNMARRIED MAN, HELEN J. DRANES, AN UNMARRIED WOMAN, THEDA DRANES, AN UNMARRIED WOMAN, MICHAEL TERRELL DRANES, AN UNMARRIED MAN, WILLIAM DRANES, II AND WIFE, LIANA DRANES, AND TONI ELAINE HOOPER AND HUSBAND, JAMES D. HOOPER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN FOUTCH and WIFE, AILEEN FOUTCH**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Plat of Lindsley Park Addition of record in Plat Book 547, Page 76, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tony Boushulen by deed from The Penn Mutual Life Insurance Company, of record in Book 966, Page 780, Register's Office for Davidson County, Tennessee, dated June 21, 1935. The said Tony Boushulen having since died, devises said property to Angelo J. Dranes, William J. Dranes, and Helen J. Dranes, by Last Will and Testament of Tony Boushulen, of record in Will Book 107, Page 573, Davidson County Probate Office, Tennessee. Said William J. Dranes having since died intestate on October 19, 1992 leaving Theda Dranes, William Dranes II, Toni Elaine Hooper and Michael Terrell Dranes as his sole surviving heirs.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1518 Woodland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~15th~~ 16th JBM day of August, 2007.

ATTORNEY-IN-FACT

Angelo J. Dranes, signed by Toni Hooper, his Attorney-in-Fact

ATTORNEY-IN-FACT

Helen J. Dranes, signed by Toni Hooper his Attorney-in-Fact

ATTORNEY-IN-FACT

Theda Dranes, signed by Toni Hooper, her Attorney-in-Fact

ATTORNEY-IN-FACT

Michael Terrell Dranes, signed by Toni Hooper, his Attorney-in-Fact

ATTORNEY-IN-FACT

William Dranes, II

Liana Dranes, signed by William Dranes, II her Attorney-in-Fact

Toni Elaine Hooper

ATTORNEY-IN-FACT

James D. Hooper, signed by Toni Hooper his Attorney-in-Fact

STATE OF TENNESSEE	)	ACKNOWLEDGEMENT FOR
	)	SIGNATURE MADE BY
COUNTY OF DAVIDSON	)	ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Toni Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for Angelo J. Dranes, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand and seal this ~~15th~~ 16th JBM day of August, 2007.

Notary Public

J. BRANDON MILLER STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE	)	ACKNOWLEDGEMENT FOR
	)	SIGNATURE MADE BY
COUNTY OF DAVIDSON	)	ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Toni Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for Helen J. Dranes, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand and seal this ~~15th~~ 16th JBM day of August, 2007.

Notary Public

J. BRANDON MILLER STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE)
) ACKNOWLEDGEMENT FOR
) SIGNATURE MADE BY
COUNTY OF DAVIDSON) ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Toni Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for Theda Dranes, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand and seal this ~~15th~~ 16th JBM day of August, 2007.

Notary Public

My Commission Expires: November 22, 2010

STATE OF TENNESSEE)
) ACKNOWLEDGEMENT FOR
) SIGNATURE MADE BY
COUNTY OF DAVIDSON) ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Toni Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for Michael Terrell Dranes, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand and seal this ~~15th~~ 16th JBM day of August, 2007.

Notary Public

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Dranes, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~15th~~ 16th JBM day of August, 2007.

Notary Public

My Commission Expires: November 22, 2010

STATE OF TENNESSEE	)	ACKNOWLEDGEMENT FOR
	)	SIGNATURE MADE BY
COUNTY OF DAVIDSON	)	ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Dranes, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for Liana Dranes, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand and seal this ~~15th~~ 16th JBM day of August, 2007.

Notary Public

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Toni Elaine Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~15th~~ 16th JBM day of August, 2007.

Notary Public

My Commission Expires: November 22, 2010

STATE OF TENNESSEE	)	ACKNOWLEDGEMENT FOR
	)	SIGNATURE MADE BY
COUNTY OF DAVIDSON	)	ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Toni Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for James D. Hooper, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand and seal this ~~15th~~ 16th JBM day of August, 2007.

Notary Public

My Commission Expires: November 22, 2010