STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Subscribed and sworn to before me, this 5th day of September, 2007.

Davidson County DEEDWARR
Recvd: 09/13/07 14:38 2 pgs
Fees:13.00 Taxes:55.50
20070913-0110062

My Commission Expires: 9-19-09

Dennis Hoeppner
Affiant

JAMIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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:
DENNIS HOEPPNER 4219 HERMITAGE ROAD OLD HICKORY, TN 37138 MAP & PARCEL NO. 062-00-0/247.00	DENNIS HOEPPNER 4219 HERMITAGE ROAD OLD HICKORY, TN 37138

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,

CHARLES B. FOX, deceased,

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

DENNIS HOEPPNER,

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:

Land in the Eleventh (11th) Civil District of Davidson County, Tennessee, described according to a survey by Kenneth W. Morton, T.R.L.S. No. 623, Campbell Surveying Company Inc. of Nashville, Tennessee dated June 15, 1991, shown as TRACT D of 3.51 acres and described as follows:

Beginning at an iron pin located North 15 degrees 33 minutes and 12 seconds East 1,269.5 feet and South 77 degrees 38 minutes West, 1,882.70 feet from a point in the centerline of Neely's Bend Road, the Southeast corner of the Neely's Bend Church of Christ of record in Deed Book 2540, page 346, R.O.D.C.T.; Thence South 77 degrees 38 minutes West 708.0 feet to a point in the ordinary high water mark of the Cumberland River; Thence with the ordinary high water mark of the Cumberland River, downstream North 26 degrees 43 minutes 31 seconds West 216.44 feet to a point; Thence leaving said river North 77 degrees 38 minutes East 750.0 feet to an iron pin; Thence South 15 degrees 33 minutes 12 seconds East 210.0 feet to the beginning and containing an area of 3.51 acres, more or less; including but excluding the land conveyed to the United States of America, of record in Deed Book 2203, page 333, being known as tract R-1831-E, to be used in connection with the Cheatham Lock and Dam Project on the Cumberland River, also including but excluding one 20 foot permanent sewer easement, and known as Project No. 83-SC-116, Easement No. 1-1, Dedicated to the Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed to Charles B. Fox, Jr. by Correction Deed from The Estate of Richard B. Fox, Sr,, Lucy Fox Moore and Judith Fox Barnes, Co-executors and Richard B. Fox, Jr., individually, which was filed of record on September 8, 2003, in Instrument No.20030908-0130907, which corrects Deed in Book 8454, Page 650, Register's Office for Davidson County, Tennessee. See also Wills of Richard B. Fox, Sr. and Charlotte Fanning Fox and Deed in Book 10140, Page 530, 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) EASEMENT OF RECORD IN BOOK 2203, PAGE 333, SAID REGISTER'S OFFICE; (C) RIGHTS OF UPPER AND LOWER RIPARIAN LANDOWNERS IN AND TO THE RIVER CROSSING AND/OR FORMING A BOUNDARY OF THE CAPTIONED PROPERTY; 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 UNIMPROVED PROPERTY WITH MAP/PARCEL OF: 062-00-0/247.00

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 5TH DAY OF SEPTEMBER, 2007.

William A. Vernich Executor

WILLIAM A. VERNICH, EXECUTOR TO THE
ESTATE OF CHARLES B. FOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2007, before me personally appeared William A. Vernich, Executor to the Estate of Charles B. Fox, 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: 9-19-09

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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