RETURN TO: 2096
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

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

Dennis Hoeppner
Affiant

My Commission Expires: 9-19-09

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Davidson County DEEDWARR
Recvd: 09/13/07 14:38 3 pgs
Fees:18.00 Taxes:314.50
20070913-0110063

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY - RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214
2096

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
DENNIS HOEPPNER 4219 HERMITAGE ROAD OLD HICKORY, TN 37138 MAP & PARCEL NO. 063-00-0/168.00	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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract 1: Land in the 11th Civil District of said County described according to survey of Wayne S. Cooper, Sr., Surveyor, dated December 13, 1971, not of record, beginning at a spike in the center of Neely's Bend Road, North 15 degrees 30 minutes West 1269.5 feet from the Southeast corner of a tract of 45.12 acres, more or less, acquired by Richard Bernard Vaughn Fox by deed of record in Book 1385, Page 593, R.O.D.C., Tennessee, thence South 77 degrees 38 minutes West 623 feet to an iron pin, thence North 15 degrees 30 minutes West 210 feet to an iron pin, thence North 77 degrees 38 minutes East 623 feet to the center of Neely's Bend Road, thence South 15 degrees 30 minutes East 210 feet to the point of beginning, containing 3 acres more or less, and designated as Tract 6.

Tact 2: Land in the 11th Civil District of said County described according to a survey of Wayne S. Cooper, Sr., Surveyor, dated December 13, 1971, not of record, beginning at the Northwest corner of Lot 6 of said survey conveyed to Charles Bernard Fox by deed of Grantors of record in Book 4576, Page 247, Register's Office for Davidson County, Tennessee, thence South 15 degrees 30 minutes East 210 feet along the West line of said Lot 6 to the Southwest corner of said Lot 6,

thence South 77 degrees 38 minutes West 623 feet to a point, thence North 15 degrees 30 minutes West 210 feet to a point in the line which would be the same as the North line of Lot 6, if extended, thence with said line North 77 degrees 38 minutes East to the point of beginning and containing 3 acres more or less.

Tract 3: Land in the Eleventh (11th) Civil District of Davidson County, Tennessee described according to an unrecorded plat furnished by Stanford & Associates Inc. Franklin, Tennessee, dated December 13, 1971, as follows:

Beginning at the northwest corner of a 3 acre tract described in Book 4764, page 462, Register's Office for Davidson County, Tennessee conveyed to Charles Bernard Fox by deed of Grantors; thence south 15 degrees 30 minutes east 210 feet along the west line of said tract to the southeast corner of said 3 acre tract, thence south 77 degrees 38 minutes west 636.7 feet to a point, thence north 15 degrees 30 minutes West 210 feet to a point in a line which would be the same as the north line of said 3 acre tract and Lot 6 on said plat if extended, thence North 77 degrees 38 minutes east to the point of beginning and containing 3 acres more or less.

Said three tracts being the same property conveyed to Charles B. Fox by Quitclaim Deed from Richard Bernard Fox, Jr., dated December 29, 1997, and filed of record on January 5, 1998, in Book 10746, page 222, Register's Office for Davidson County, Tennessee. See also Deeds of record in Book 5849, Page 563 , Book 4987, Page 57, Book 4764, page 462 and Book 4576, Page 247, in the Register's Office for Davidson County, Tennessee. THE SAID CHARLES B. FOX NOW BEING DECEASED.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING, TO-WIT:

A certain tract or parcel of land in the 9th Councilmanic District of Davidson County, Tennessee described according to a survey dated April 19, 2002 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

BEGINNING at an iron pin in the westerly margin of Neely's Bend Road, a corner to the property conveyed to Richard B. Fox by Will Book 67, page 370, Probate Office for Davidson County, Tennessee (Map 63, Parcel 1 TAODCT), said point being approximately 470 feet South of Nawakwa Trail; thence with said margin of said Road, South 15 degrees 30 minutes 00 seconds East 155.00 feet to an iron pin; thence South 77 degrees 38 minutes 00 seconds West 413.58 feet to an iron pin; thence North 15 degrees 30 minutes 00 seconds West 155.00 feet to an iron pin in the line of Richard B. Fox; thence with the line of Richard B. Fox, North 77 degrees 38 minutes 00 seconds East 413.58 feet to the point of beginning, and containing 1.469 acres more or less.

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) EASEMENT OF RECORD FOR SEWERS AND STORM DRAINAGE IN BOOK 6740, PAGE 925, SAID REGISTER'S OFFICE; (D) EASEMENT TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN BOOK 7209, PAGE 713, SAID REGISTER'S OFFICE; 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 THE MAP/PARCEL OF: 063-00-0/168.00

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 FOR THE
ESTATE OF CHARLES B. FOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2007, before me personally appeared Wiliam A. Vernich, Executor for 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

Notary Public

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WARRANTY DEED

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