Davidson County DEEDWARR
Recvd: 09/18/07 15:45 2 pgs
Fees:13.00 Taxes:451.40

20070918-0111841

WARRANTY DEED

IVA J. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 2,000.00

Stephanie Spector
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF SEPTEMBER, 2007.

Chad I. Pearman
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-12-09

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02396 HOPEWELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jennifer Ann Hopewell	same	054-13-0-008.00
200 Anthony Street		
Old Hickory, TN 37138		

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, I,

RONALD C. WINCEK, SR., SUCCESSOR TRUSTEE OF THE MARY D. RILEY REVOCABLE TRUST DATED NOVEMBER 25, 1991.FULL POWER TO SELL, CONVEY OR ENCUMBER THE PROPERTY WITHOUT JOINDER OF BENEFICIARY

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

JENNIFER ANN HOPEWELL, AN UNMARRIED WOMAN

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 improved property known as 200 Anthony Street, Old Hickory, TN 37138

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 11th day of September, 2007.

Ronald C. Wincek, Sr., Successor Trustee of the Mary D. Riley Revocable Trust dated November 25, 1991

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Ronald C. Wincek, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of RONALD C. WINCEK, SR., SUCCESSOR TRUSTEE OF THE MARY D. RILEY REVOCABLE TRUST DATED NOVEMBER 25, 1991, the within named barganor, a Trust, and that Ronald C. Wincek, Sr, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of September, 2007.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

BEING A PART OF LOTS NOS. 9 AND 14, OF SECTION 2, LIFE AND CASUALTY INSURANCE COMPANY SUBDIVISION, WHICH PLAN IS OF RECORD IN BOOK 843, PAGE 56, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NOS. 9 AND 14, ON SAID PLAN HEREBY CONVEYED, BEGINS AT THE SOUTHERLY AND WESTERLY CORNER WHERE THE COMMON LINE OF LOTS 8 AND 9 ON SAID PLAN JOIN THE WESTERLY LINE OF LOT NO. 14 AND RUNNING THENCE NORTHERLY ALONG THE COMMON LINE OF SAID LOTS 8 AND 9 A DISTANCE OF 126 FEET TO A POINT; THENCE EASTERLY AND PARALLEL TO THE CENTER OF PITTS AVENUE AS IT RUNS ALONG THE FRONT OF LOT NO. 9 TO THE COMMON CORNERS OF LOTS 9, 11, 12, AND 14, A DISTANCE OF 245 FEET, MORE OR LESS; THENCE SOUTHEASTERLY ALONG THE LINES OF LOTS 12 AND 14, A DISTANCE OF 77 FEET, MORE OR LESS; THENCE SOUTH 275 FEET, MORE OR LESS, TO A POINT AT THE SOUTH LINE OF LOT NO. 14; THENCE WEST 250 FEET, MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM MARY CLEO BOYD, N/K/A MARY D. RILEY TO MARY D. RILEY, TRUSTEE, AND HER SUCCESSORS IN TRUST UNDER THE MARY D. RILEY LIVING TRUST DATED NOVEMBER 25, 1991 AS RECORDED ON THE 17TH DAY OF SEPTEMBER, 1998 IN BOOK 11116, PAGE 589 AND WARRANTY DEED FROM DEWEY B. MAXWELL AND WIFE, EDITH F. MAXWELL TO EVERETT C. BOYD AND WIFE, MARY CLEO BOYD AS RECORDED ON THE 17TH DAY OF JUNE, 1948 IN BOOK 1628, PAGE 455, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), 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.