PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/26/07 08:33 3 pgs
Fees:18.00 Taxes:222.00
20071026-0126498

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of October, 2007, by and between KARA L. LIVINGSTON, hereinafter called Grantor, and MARTHA S. HOPPER, MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, KARA L. LIVINGSTON, as Grantor, does hereby bargain, sell, transfer and convey unto MARTHA S. HOPPER, MARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1107 ELLISTON ST., OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

RALPH DAVID SMITH, JR., husband of KARA L. LIVINGSTON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

KARA L. LIVINGSTON
Signature of Seller

Ralph David Smith JR

RALPH DAVID SMITH, JR.
Signature of Seller Spouse

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARA L. LIVINGSTON, joined by her husband, RALPH DAVID SMITH, JR., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2007.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

MARTHA S. HOPPER

1107 ELLISTON ST.
OLD HICKORY, TN 37138

Property Address:

1107 ELLISTON ST., OLD HICKORY, TN 37138

Person Responsible for Taxes:

1083 Zophi St
Nashville, TN 37216

Map & Parcel #: MAP 044-15, PARCEL 270

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$60000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Martha S Hopper
Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of **October, 2007.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8078

EXHIBIT 'A'

Being Lot No. 52, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 66, in Register's Office for Davidson County, Tennessee; fronting 54.9 feet on Elliston Street, containing 0.08 acres, more or less.

Being the same property conveyed to Kara L. Livingston, by Special Warranty Deed from NationsBanc Mortgage Corporation, of record in Book 9451, page 170, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 044-15, PARCEL 270).
2. All matters as set forth on the Plat of record in Book 1424, page 66, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement(s) as set forth in Special Warranty Deed, of record in Book 9451, page 170, Register's Office for DAVIDSON County, Tennessee.