THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **West End Title and Escrow** **One Burton Hills Blvd Ste. 330** **Nashville, TN37215** **FTEC File No. 27326-01-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $412,250.00. Affiant Subscribed and sworn to before me this 31st day of January, 2008. Notary Public My Commission Expires:

SHANTELL A. SIMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 7, 2011

WARRANTY DEED

Address New Owner: Paul F. Soper, Stephanie Tipton Soper 2020 Earlington Drive Nashville, TN 37215	**Send Tax Bills To:** New owners	**Tax Information:** Map and Parcel No.: 144160007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bruce Arthur Weaver and Vickie Lynn Weaver Goodlett, devisees under the will of Annette M. Weaver (also known as Marjorie A. Weaver)**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul F. Soper and Stephanie Tipton Soper, husband and wife as joint tenants with right of survivorship** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2020 Earlington Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2008.

Bruce Arthur Weaver

Vickie Lynn Weaver Goodlett

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bruce Arthur Weaver, and Vickie Lynn Weaver Goodlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2008.

Notary Public

My Commission Expires: _____

SHANTELL A. SIMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 7, 2011

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 02/04/08 09:56 2 pgs
Fees:13.00 Taxes:1525.33

20080204-0011146

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 444 on the Plan of Hillsboro Park, Section IV, as of record in Plat Book 2331, page 142, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Arthur A. Weaver and wife, Annette M. Weaver by deed dated October 27, 1959 from A.B. Ivey and wife, Doris C. Ivey of record in Book 2991, page 485, Register's Office for Davidson County, Tennessee. Arthur A. Weaver died on December 1, 1988. Annette M. Weaver died on July 31, 2007. By her will, of record in Docket No. 07P1252, Seventh Circuit Court for Davidson County, Tennessee, subject property was devised to Bruce Arthur Weaver and Vickie Lynn Weaver Goodlett. (Annette M. Weaver and Marjorie A. Weaver are one and the same person.)

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8009, page 65, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 142, Register's Office for Davidson County, Tennessee.