First Title and Escrow Co. Inc.
2000 Richard Jones Rd. Ste. #110
Nashville, TN 37215
RECORD AND RETURN TO; File Box 9B
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45689 File # 27504

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hoopes		83-6-370
1806 Eastland Avenue	New Owners	
Nashville, TN, 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Guisto Nardone, IV, Unmarried

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

Matthew Hoopes and wife, Danielle Hoopes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being parts of Lots Nos. 5 and 8 in W. L. Horn's Spout Spring Addition, as of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers Surveyors, June 21, 1957, and being designated as Tract "A" thereon, as follows:

Beginning at a point in the Southerly margin of Eastland Avenue, the same being marked by an iron pin located 111 feet Easterly from the Easterly margin of North 17th Street, formerly Hughes Street; thence with the margin of the same, South 86 degrees 30' East 111 feet to an iron pin; thence south 3 degrees 45' West 305 feet to an iron pin; thence North 86 degrees 30' West 116 feet to an iron pin and fence corner; thence with an old established wire fence, North 4 degrees 45' East 305 feet to the point of beginning.

Being the same property conveyed to Guisto Nardone, IV by deed from Deirdre E. McAdams and husband, Dennis E. McAdams of record in Instrument Number 20051101-0132046, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/08/08 13:52 2 pgs
Fees:13.00 Taxes:1335.70
20080408-0035566

Unimproved ( )
This is improved (X) property known as 1806 Eastland Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our hand(s) this 3rd day of April, 2008

Guisto Nardone, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Guisto Nardone, IV, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April, 2008

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010