PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 07/11/08 13:20 2 pgs
Fees:13.00 Taxes:318.20

20080711-0071450

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(dm) Title No: 49504
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas L. Hopper, II Vickie Young 225 Hillsboro Place Nashville, TN 37215	Same

TAX MAP-PARCEL NUMBERS: 10401036100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$86,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Baird and spouse, Rachel Guilbeau**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas L. Hopper, II and Vickie Young as joint tenants with rights of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 and 23 on the Plan of West End Park Terrace of record in Book 547, page 36, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David J. Baird and wife, Rachel M. Guilbeau by Warranty Deed from Fred L. Sharp, married dated Oct. 5, 2004 and recorded on Oct. 12, 2004 of record in Doc. No. 20041012-0123089, Register's office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 36, said Register's Office. Restrictions contained in instruments of record in Book 644, page 279, said Register's Office. And an easement for eight inch sewer across the rear of subject property as retained in the deed of record in Book 2637, page 569, said Register's Office.

This is unimproved property, known as: 411 Saint Francis Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of July, 2008.

David Baird

Rachel Guilbeau

David Baird and David J. Baird being one in the same person.
Rachel Guilbeau and Rachel M. Builbeau being one in the same person.

State of TENNESSEE

County of DAVIDSON

On this 10th day of July, 2008 , before me the undersigned authority, personally appeared David Baird Rachel Guilbeau , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $86,000.00

Affiant

Sworn and subscribed before me this the 10th day of July, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011