WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/08 10:44 4 pgs
Fees:23.00 Taxes:271.95

20080820-0085505

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2008

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lisa Smith	New Owners	Parcel ID:
2829 Bronte Avenue		07210012600
Nashville, TN 37216		

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, we

Delaine Roper Reed; Kenneth Roper; Carol Roper Ward, f/k/a Carol Roper Epps; Thaddeus Roper; and Rodney Roper, as Individuals and Delaine Roper Reed; Kenneth Roper; Carol Roper Ward, f/k/a Carol Roper Epps; Thaddeus Roper; Rodney Roper; Jay Germont Roper; Jamie Donice Roper; Devonnia Latrice Roper; and Kristie Nichell Roper, Heirs of the Estate of James Henry Roper, Jr., and Kristie Nichell Roper, Heirs of the Estate of Harold Roper and Jay Germont Roper; Jamie Donice Roper; Devonnia Latrice Roper; and Edward Rucker, Heirs of the Estate of Tonya Roper

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lisa Smith and Debbie Graham
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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Dugger Bros' Subdivision of the Rucker Lands, of record in Book 1130, Page 20, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Bronte Avenue, the common front corner of Lots Nos. 24 and 25; thence with the line between said lots westerly 156.2 feet to the easterly line of the E.B. Rucker property; thence with said line northerly 65 feet to a point in the south line of the A.F. Primrose Land, thence along Primrose's line easterly 49.8 feet; thence southerly 24 feet, thence easterly 101 feet to Primrose's southeast corner in the westerly margin of the Bronte Avenue; thence with the margin of said avenue southerly 60.5 feet to the point of beginning.

Being the same property conveyed to James Henry Roper and wife, Augusta Dean Roper by deed of record in Book 3940, Page 350, Register's Office for Davidson County, Tennessee. The said Augusta Dean Roper having predeceased James Henry Roper. See Quitclaim Deed from James Henry Roper to James Henry Roper, Geraldine Roper, Delaine Roper Reed, Kenneth Roper, Carol Roper Epps, n/k/a Carol Roper Ward, Harold Roper, Thaddeus Roper, Rodney Roper, and Tonya Roper of record in Book 5593, Page 324; and also Quitclaim Deed from Geraldine Roper to James Henry Roper of record in Instrument 20030128-0011364, Register's Office for Davidson County, Tennessee. The said Tonya Roper died June 17, 2001, intestate leaving Jay G. Roper; Jamie D. Roper; Deyonnia L. Roper and Edward Rucker as sole heirs. See Affidavit of Heirship of record in Instrument 20080820-0085501, said Register's Office. The said Harold Dennis Roper having died August 8, 1985, leaving Kristie Nichell Roper as sole heir. See Affidavit of Heirship of record in Instrument 20080820-0085502, said Register's Office. The said James Henry Roper died leaving Thaddeus Dewayne Roper; Delaine Detrice Reed; Carole Denise Ward; Rodney Eugene Roper; Kenneth Maurice Roper, Jay G. Roper, Jamie D. Roper, Deyonnia L. Roper and Kristie Nichell Roper as sole heirs. See Affidavit of Heirship of record in Instrument 20080820-0085503, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1130, Page 20, said Register's Office.

Power of Attorney of record in Instrument 20080820-0085504, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2829 Bronte Avenue, Nashville, TN 37216

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 hand this 15th day of August, 2008.

Delaine Roper Reed

Kenneth Roper

Carol Roper Ward, f/k/a Carol Roper Epps

Thaddeus Roper

Rodney Roper

Delaine Roper Reed, Heir of the Estate of
James Henry Roper, Jr.

Kenneth Roper, Heir of the Estate of
James Henry Roper, Jr.

Carol Roper Ward, f/k/a Carol Roper Epps,
Heir of the Estate of James Henry Roper, Jr.

Thaddeus Roper, Heir of the Estate of
James Henry Roper, Jr.

Rodney Roper, Heir of the Estate of
James Henry Roper, Jr.

Jay Germont Roper, Heir of the Estate of
James Henry Roper, Jr.

Jamie Donice Roper, Heir of the Estate of
James Henry Roper, Jr.

Deyonnia Latrice Roper, Heir of the Estate of
James Henry Roper, Jr.

Kristie Nichell Roper, Heir of the Estate of
James Henry Roper, Jr.

Kristie Nichell Roper, Heir of the Estate of
Harold Roper

Jay Germont Roper, Heir of the Estate of
Tonya Roper

Jamie Donice Roper, Heir of the Estate of
Tonya Roper

Deyonnia Latrice Roper,
Heir of the Estate of Tonya Roper

Edward Rucker, Heir of ~~The Estate~~
of Tonya Roper
By: Peggy D. Mathes, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Delaine Roper Reed, Kenneth Roper, Carol Roper Ward, Thaddeus Roper, and Rodney Roper, 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 and official seal at office, this 16th day of August, 2008.

My commission expires: 3/7/11

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delaine Roper, Kenneth Roper, Carol Roper Ward, f/k/a Carol Roper Epps; Thaddeus Roper, Rodney Roper, Jay Germont Roper, Jamie Donice Roper, Deyonnia Latrice Roper and Kristie Nichell Roper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Heirs of Estate of James Henry Roper, Jr., and as such heirs are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 18th day of August, 2008.

My Commission Expires: 3/7/11

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristie Nichell Roper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they she is the Heir of Estate of Harold Roper, and as such heir she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 18th day of August, 2008.

My Commission Expires: 3/7/11

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay Germont Roper, Jamie Donice Roper, Deyonnia Latrice Roper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Heirs of Estate of Tonya Roper, and as such heirs they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 18th day of August, 2008.

My Commission Expires: 3/7/11

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Peggy D. Mathes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Edward Rucker (as his Attorney in Fact), as Heir of the Estate of Tonya Roper, and as such heir his is authorized to execute this instrument on behalf of the Estate. Peggy D. Mathes executed this instrument as the free will and deed of the within named Edward Rucker.

Witness my hand and official seal this 18th day of August, 2008.

My Commission Expires: 1/24/09

Notary Public

