BILL GARRETT, Davidson County
Trans:T20090018295 DEEDWARR
Recvd: 03/19/09 09:03 3 pgs
Fees:18.00 Taxes:354.83
20090319-0024603

PREPARED BY: & Return To:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 13TH day of March, 2009, by and between THOMAS L. HOPPER and MARTHA R. HOPPER, HUSBAND AND WIFE, hereinafter called Grantors, and TERRI MAE HOPPER, UNMARRIED, 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, THOMAS L. HOPPER and MARTHA R. HOPPER, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto TERRI MAE HOPPER, UNMARRIED, 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 Grantors 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 109 DULING AVENUE, MADISON, TENNESSEE 37115.

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

Grantors further covenant and bind themselves and their successors, assigns, representatives and beneficiaries, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

Thomas L. Hopper
THOMAS L. HOPPER

Martha R. Hopper
MARTHA R. HOPPER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS L. HOPPER and MARTHA R. HOPPER, HUSBAND AND WIFE, the within named bargainor(s), 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 Madison, **Tennessee, on this the** 13th **day of March, 2009.**

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES May 08, 2012**

Name and Address of Property Owner:

TERRI MAE HOPPER

109 DULING AVENUE
MADISON, TENNESSEE 37115

Property Address:

109 DULING AVENUE, MADISON, TENNESSEE 37115

Person Responsible for Taxes:
Countrywide Bank, FSB
801 Crescent Center Dr., Ste 510
Franklin, TN 37067.

Map & Parcel #: MAP 43-9, PARCEL 258.00

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 **$95900.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 13th day of **March, 2009.**

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES
May 08, 2012

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 09-8240

EXHIBIT 'A'

Being Lot Number 17 of Block B on the Map of Woodlawn Estates of record in Book 843, page 82, Register's Office of Davidson County, Tennessee.

Said Lot Number 17 fronts 50 feet on the north side of Duling Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to THOMAS L. HOPPER and MARTHA R. HOPPER, HUSBAND AND WIFE, by Warranty Deed from MADISON CHURCH OF CHRIST, of record in INSTRUMENT NO. 20010523-0053378, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2009 and subsequent years, A LIEN, not yet due and payable (MAP 43-9, PARCEL 258.00).

2. All matters as set forth on the Plan of Woodlawn Estates of record in Plat Book 843, page 82, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.