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BILL GARRETT, Davidson County
Trans:T20090067844 DEEDWARR
Recvd: 10/05/09 14:19 2 pgs
Fees:13.00 Taxes:680.80
20091005-0092510

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50224
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew J. Costner Alyson D. Costner 3083 Delta Queen Drive Nashville, Tennessee 37214	Pinnacle National Bank 211 Commerce Street Ste 300 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 062020B18000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$184,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daryl A. Hope, Sr. and spouse, Paula B. Hope**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew J. Costner and Alyson D. Costner, husband and wife,** 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. 97 on the Plan of Abbington Park, Phase One, Section Four of record in Doc. No. 20050110-0003256, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daryl A. Hope, Sr., and wife, Paula B. Hope by warranty deed from Beazer Homes Corp., a Tennessee corporation, dated April 24, 2006 and recorded on April 27, 2006 of record in Doc. No. 20060427-0048163, 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 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20050110-0003256, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20010402-0031520, Doc. No. 20030213-0020075, By Laws in Doc. No. 20030303-0027406, amended in Doc. No. 20050201-0011849, and Restriction contained in deed of record in Doc. No. 20000720-0071648,said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3083 Delta Queen Drive, Nashville, Tennessee 37214

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 2nd day of October, 2009.

Daryl A. Hope, Sr.

Paula B. Hope

State of TENNESSEE
County of DAVIDSON

On this 2nd day of October, 2009 , before me the undersigned authority, personally appeared Daryl A. Hope, Sr. and Paula B. Hope , 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $184,000.00

Affiant

Sworn and subscribed before me this the 2nd day of October, 2009

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13