PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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BILL GARRETT, Davidson County
Trans: T20090076720 DEEDWARR
Recvd: 11/10/09 09:16 2 pgs
Fees: 13.00 Taxes: 943.50
20091110-0103865

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50251
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John K. Hopson, Jr. Helen C. Kennamer 968 Draughon Avenue Nashville, Tennessee 37204	John K. Hopson, Jr. Helen C. Kennamer 968 Draughon Ave. Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 11809021400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clifford McKee and spouse, Guat-Siew McKee**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John K. Hopson, Jr., unmarried and Helen C. Kennamer, unmarried** 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. 10 on the map of Yearwood Subdivision, a part of Noel's Estate of record in Book 1424, page 48, Register's Office for said County.

Said Lot No. 10 fronts 76.3 feet on the broken southerly margin of Draughon Avenue and extends back 182.7 feet on the westerly line and 178.2 feet on the easterly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Clifford McKee and Guat-Siew McKee by warranty deed from Natalie E. Lauterbach and husband, L. Wesley Lauterbach dated July 25, 2003 and recorded on July 28, 2003 of record in Doc. No. 20030728-0105034, 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 Book 1424 Page 48, said Register's Office, which Plan shows a 40 foot minimum building setback line from Draughon Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 968 Draughon Avenue, Nashville, Tennessee 37204

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 5th day of November, 2009.

L. Clifford McKee
Clifford McKee

Guat-Siew McKee
Guat-Siew McKee

State of TENNESSEE
County of DAVIDSON

On this 5th day of November, 2009 , before me the undersigned authority, personally appeared Clifford McKee and Guat-Siew McKee, 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 M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of ~~DAVIDSON~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Sworn and subscribed before me this the ~~5th~~ 6th day of November, 2009

My Commission Expires: _____ JOEY SANDERS STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXPIRES: 12/06/2010 COUNTY OF WILLIAMSON

Notary Public