WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-AB-09-0715

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIM HOPPER	Kim Hopper	
715 Shelby Ave. (ADDRESS)	(NAME) 715 Shelby Avenue (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	08216038700

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WILLIAM A. BAKER, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIM HOPPER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 93 ON THE PLAN OF J S WILLIAMS FIRST ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN PLAT BOOK 21, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 93 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHELBY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WILLIE L. KEEL BY DEED FROM JAMES E. ALFORD OF RECORD IN INSTRUMENT 200505130054315 ON 03/21/2005 AND FILED FOR RECORD ON 05/13/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.
BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. BAKER, II BY DEED FROM WILLIE L. KEEL OF RECORD IN INSTRUMENT 200512140150217 ON 12/14/2005 AND FILED FOR RECORD ON 12/14/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 45; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 715 SHELBY AVE, NASHVILLE, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090085286 DEEDWARR
Recvd: 12/18/09 10:48 2 pgs
Fees:13.00 Taxes:906.50

20091218-0115250

Witness my/our hand(s) this 10th day of December, 2009.

WILLIAM A. BAKER, II

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A.BAKER, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of December, 2009.

Notary Public

My Commission Expires: 7-2410

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903