WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100035071 DEEDWARR
Recvd: 06/09/10 11:27 2 pgs
Fees:13.00 Taxes:1628.00
20100609-0044755

R-VRES-10-2603

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma M. Bisson	Fifth Third Mortgage Co.	
2603 Westwood Avenue (ADDRESS)	5050 Kingsley Drive (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	104-15-359.00

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 PATRICIA HOOKER, FKA PATRICIA E. PECK, AND HUSBAND ROBERT L. HOOKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMMA M. BISSON , A SINGLE PERSON, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 50 FEET OF THE EAST 100 FEET OF THE NORTH HALF OF LOT NO. 20, ON THE PLAN OF BELAIR, AS SHOWN ON PLAT BOOK 332, PAGE 6, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. SAID PORTION OF LOT NUMBER 20 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF WESTWOOD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES A DISTANCE OF 192 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA E. PECK AND HUSBAND, ROBERT L. HOOKER BY GENERAL WARRANTY DEED FROM RUSSELL KASPAR AND WIFE, SUSAN KASPAR, RECORDED ON THE 13TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050413-0040805, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID PATRICIA E. PECK IS NOW KNOWN AS PATRICIA HOOKER.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 6; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2603 Westwood Avenue, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 4th day of June, 2010.

Patricia Hooker

Robert L. Hooker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Hooker, 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 4th day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Hooker, 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 4th day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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