STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2011.

Notary Public

My commission expires: 07/08/13

Michel Neal
NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County

BILL GARRETT, Davidson County
Trans:T20110054798 DEEDWARR
Recvd: 09/06/11 08:50 2 pgs
Fees:13.00 Taxes:1258.00
20110906-0068585

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James N. Hopkins and Randall Lee Patterson	**New Owner**	82-16-291.00
821 Boscobel Street	**Same**	
Nashville, TN 37206		
		File: ST10044A

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Roger D. Tucker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James N. Hopkins, unmarried and Randall Lee Patterson, unmarried as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee and described as follows to wit: Being the Easterly 50 feet of Lot No. 112 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 45, Register's Office for said County. Said part of Lot No. 112 fronts 50 feet on the Northerly side of Boscobel Street and runs back between parallel lines, with the Westerly margin of 9th Street, formerly Prisilla Street, to an alley.

Being the same property conveyed to Roger D. Tucker, unmarried by Warranty Deed from Alton Brooks Parker, recorded on the 5th day of April, 2007 in Instrument No. 20070405-0041124, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 821 Boscobel Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 2nd day of September, 2011.

Roger D. Tucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Roger D. Tucker , the within named Grantors, 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, at office, this 2nd day of September, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013