THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Katherine Van Grinsvin 2403 Claypool Street Nashville, Tennessee 37216	~~Same~~ Guaranty Trust 316 Robert Rose Dr Murfreesboro TN 37129	Map/Parcel: 062-13-0-093.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THOMAS C. HOOPER** (hereinafter the "Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **KATHERINE VAN GRINSVIN*** (hereinafter the "GRANTEE"), her heirs, successors and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

*unmarried

This is improved property known as 2403 Claypool Street, Nashville, Tennessee 37216.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S heirs, successors and assigns, forever. GRANTOR covenants that the title to said property is free from all encumbrances made or suffered by GRANTOR, except as otherwise set forth herein; and GRANTOR further covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to said property to the said GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR.

BILL GARRETT, Davidson County
Trans:T20120042034 DEEDWARR
Recvd: 06/07/12 09:43 3 pgs
Fees:18.00 Taxes:479.15
20120607-0049716

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 25th day of May, 2012.

THOMAS C. HOOPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas C. Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, as such Grantor, executed the foregoing instrument for the purposes therein contained, by signing his name hereto.

WITNESS my hand, at office, this 25th day of May, 2012.

NOTARY PUBLIC

SUSAN A. BROOKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

My Commission Expires:
11-08-2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $129,500.00.

AFFIANT

Subscribed and sworn to before me
this 25th day of May, 2012.

Notary Public

SUSAN A. BROOKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

My Commission Expires:
11-03-2015

EXHIBIT A

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land being located in Davidson County, Tennessee, being the westerly parts of Lots Nos. 17 and 18 on the Plan of Geo. I. Waddey's Subdivision of the W. N. Morgan 18.25 acre tract, as of record in Book 843, page 101, described together according to a survey made by T. R. Sanford, April 8, 1958, as follows:

Beginning at the northerly margin of Claypool Street, at the corner of Lots 16 and 17; thence with the line between Lots 16, 17, 15 and 18, northwardly 200 feet to the southeast corner of Lot No. 14; thence with the line between Lots No. 18 and 19, eastwardly 80 feet to an iron pin; thence southeastwardly 189.4 feet to an iron pin in the northerly margin of said Claypool Street; thence with the same, westwardly 115 feet to the beginning.

Being the same property conveyed to THOMAS C. HOOPER AND WIFE, CLEO M. HOOPER, by deed from ERNEST P. JONES AND WIFE, INEZ L. JONES, of record in Book 3893, page 674, dated May 19, 1965, said Register's Office. The said Cleo M. Hooper having since died on or about March 9, 2006.