ess Now Owner: Larry L. Westbrook, Trustee
% Caudill Realty Company
Third National Bank Bldg.
Nashville, Tennessee

BOOK 4344 PAGE 412

Map 34-2
Par 2

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: Guaranty Mortgage Company
ADDRESS: 316 Union St., Nashville, Tenn.

For and in Consideration of the sum of ——$31,800.00——
——Thirty One Thousand Eight Hundred & No/100—— DOLLARS

Of which $22,532.25 has been paid in cash, the receipt of which is hereby acknowledged, and in further consideration the Grantee assumes and agrees to pay the remaining balance of $9,267.75 of a note to Guaranty Mortgage Company as secured by a Deed of Trust of record in Book 2940, Page 379, Register's Office for Davidson County, Tennessee; the said indebtedness having been assigned to The Mutual Benefit Life Insurance Company by instrument of record in Book 2942, Page 367, said Register's Office.

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

JOSEPH R. HOPKINS AND WIFE LESSIE G. HOPKINS

have bargained and sold, and by these presents do transfer and convey unto the said

LARRY L. WESTBROOK, TRUSTEE

his Successors 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, Tennessee, being Lot No. 46 and the northerly 25 feet of Lot No. 47 on the Plan of Echo Meadows, as of record in Book 2331, page 64, Register's Office for said County, described as follows:

BEGINNING AT a point in the westerly margin of Two Mile Pike, at the corner of Lots 45 and 46; thence with the line between said lots, westerly 224.5 feet to the easterly line of Lot No. 57; thence with the line between Lots 46 and 57, southwesterly 100.2 feet to a corner of Lots 56 and 49; thence with the line between Lots 46 and 49, southeasterly 88 feet to the corner of Lot No. 47; thence with the line between Lots 47 and 49, southerly 25.7 feet to a point; thence easterly 197.8 feet more or less to the westerly margin of Two Mile Pike, said point being 25 feet south of the corner of Lots 46 and 47; thence with the margin of said Pike, northerly 123 feet to the beginning.

Being the same property conveyed to Joseph R. Hopkins and wife, Lessie G. Hopkins, by deed from John Cleveland Jones and wife, Thelma Louise Jones, of record in Book 3461, page 469, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements and restrictions apparent and of record.

This is improved property known as 807 Two Mile Pike, Goodlettsville, Tennessee

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry L. Westbrook, Trustee his successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Larry L. Westbrook, Trustee 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., except for above mentioned note and 1969 taxes both of which will be paid by the Grantee.

And we, Joseph R. Hopkins and Wife Lessie G. Hopkins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Larry L. Westbrook, Trustee his successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 23rd day of June, 1969

Joseph R. Hopkins

Lessie G. Hopkins

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph R. Hopkins and wife Lessie G. Hopkins

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of June, 1969.

Matt N. Thomson, Notary Public

Commission Expires July 25, 1972

STATE OF
County of

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

BOOK 4314 PAGE 415

WARRANTY DEED

FROM

JOSEPH R. HOPKINS, ET UX

TO

LARRY L. WESTBROOK, TRUSTEE

MAIL - THOMSON REALTY CO
Goodlettsville, Tenn.

The actual consideration or value, whichever is greater for this transfer is $31,800.00

[redacted]

Sworn to and subscribed before me, this 23rd day of June 1969

[redacted]
Notary Public

My commission expires 7-25-72

Madison Title Company
MADISON, TENNESSEE

A 4 5 4 1 5

IDENTIF. REFERENCE

JUN 24 10 16 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN24	CONV	31,800.00			
JUN24 S'TAX			B*	82.68	
JUN24 PR'FEE			B*	.50	
JUN24	W'DEED		B*	6.00	* 89.18