WARRANTY DEED

BOOK 4439 PAGE 305

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alfred Ray Hopkins (NAME)	Commerce Union Bank (NAME)	Map 120-14
1329 Portview Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Par. 118
Nashville 37217 Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4108, page 776, Register's Office for Davidson County, Tennessee.

We, Ewell Neal Martin and wife, Donna Nell Martin,

have this day bargained and sold, and do hereby transfer and convey unto the said Alfred Ray Hopkins and wife, Catherine D. Hopkins, their ~~XXXX~~ (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 70 on the Plan of Airport Estates Subdivision, as of record in Book 1130, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 70.0 feet on the southerly margin of Portview Drive and runs back between lines measuring 161.3 feet on the westerly line and 161.5 feet on the easterly line to a dead line at the rear measuring 70.0 feet thereon.

Being the same property conveyed to Ewell Neal Martin and wife, Donna Nell Martin, by quitclaim deed from R. W. Cravens, Trustee, of record in Book 4416, page 21, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,900

Subscribed and sworn to before me, this the 17 day of August 1970

My commission expires: effective 1 1972 (Affix Seal)

Affiant

Notary Public

This is { unimproved / improved } property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Alfred Ray Hopkins and wife, Catherine D. Hopkins, their ~~XXXX~~ (successors), *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Alfred Ray Hopkins and wife, Catherine D. Hopkins, their ~~XXXXXX~~ (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 17 *day of* August, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Ewell Neal Martin

X Donna Nell Martin

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Ewell Neal Martin and wife, Donna Nell Martin,

*the within named 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 Nashville, Tennessee
this 17 *day of* August, *19* 70

Notary Public

Commission expires Nov. 1, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....
this .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

AUG 18 70 CONV 11,919.42
AUG 18 70 S'TAX A* 30.94
AUG 18 70 PR'FEE A* .50
AUG 18 70 W'DEED A* 3.00 * 34.44

WARRANTY DEED

FROM

EWELL NEAL MARTIN, ET UX

TO

ALFRED RAY HOPKINS, ET UX

A 8 7 2 0 1

IDENTIF. REFERENCE

AUG 18 9 43 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON