THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

BOOK 4477 PAGE 45

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew H. Hopkins, Jr. (NAME)	Dobson & Johnson, Inc. (NAME)	Map 83-1
1021 Granada Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 170
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Andrew H. Hopkins, Jr. and wife, Mary Louise Hopkins, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, L. E. Mooneyhan and wife, Elizabeth P. Mooneyhan,

have this day bargained and sold, and do hereby transfer and convey unto the said Andrew H. Hopkins, Jr. and wife, Mary Louise Hopkins, their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly half of lot No. 20 on the plan of W. H. Hyronemus' Addition, as of record in book 161, page 174, Register's Office for said County.

Said part of lot No. 20 fronts 50 feet on the northerly side of Granada, formerly Grand or Bailey, Avenue and runs back between parallel lines, 168 feet to an alley.

Being the same property conveyed to L. E. Mooneyhan and wife, Elizabeth P. Mooneyhan, by deed from W. G. Snow and wife, of record in book 1092, page 105, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Affiant

Subscribed and sworn to before me, this the 8th day of January 19 71

Notary Public

My commission expires: 8/9/72 (Affix Seal)

This is (unimproved,) 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 Andrew H. Hopkins, Jr., and wife, Mary Louise Hopkins, their ~~XXXXX~~ (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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Andrew H. Hopkins, Jr. and wife, Mary Louise Hopkins, their ~~XXXXX~~ (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* January, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X L. E. Mooneyhan
L. E. Mooneyhan

X Elizabeth P. Mooneyhan
Elizabeth P. Mooneyhan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* L. E. Mooneyhan and wife, Elizabeth P. Mooneyhan *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* 28th *day of* January, *19* 71

Notary Public

Commission expires 8/9/72

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 .....

FEB-1??	CONV	15,500.00			
FEB-1??S'TAX			A*	40.30	
FEB-1??PR'FEE			A*	.50	
FEB-1??	W'DEED		A*	3.00	* 43.80

WARRANTY DEED

FROM L. E. Mooneyhan, et ux

TO Andrew H. Hopkins, Jr., et ux

B 03528

IDENTIF. REFERENCE

FEB 1 1 26 PM '71

FELIX E. 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

FILE: Dobson & Johnson, Inc.