New Owner ~~and Send Tax Notices~~

Robert Glenn Dabbs
2123 Ashwood Avenue
Nashville, Tennessee

Send Tax Bills To:

Security Federal Sav. & Loan
500 Union Street
Nashville, Tennessee 37219

BOOK 4679 PAGE 39 Map 104-15

WARRANTY DEED Pat. 216 m.o.

THIS INDENTURE OF CONVEYANCE made and entered into this the 23 day of January, 1973, by and between the THIRD NATIONAL BANK IN NASHVILLE, duly appointed, qualified and acting Executor of the Estate of Walter M. Hopkins, hereinafter called "First Party" and ROBERT GLENN DABBS, hereinafter called "Second Party".

W I T N E S S E T H: :

WHEREAS, the Probate Court of Davidson County, Tennessee, on the 20th day of October, 1972, entered an Order authorizing the admission to probate of the will of Walter M. Hopkins, which Order appears of record in Minute Book 224, Pages 120 and 121 of the Office of the Probate Court Clerk of Davidson County, Tennessee, and

WHEREAS, by virtue of the terms and conditions of the will, the executor was specifically vested, during the administration of the estate, with all of the powers listed and contained in Title 35, Section 618 of the Tennessee Code, Annotated, as well as all other powers granted by law.

NOW, THEREFORE, PURSUANT to said expressed authority and in compliance with the applicable statutes, the said Third National Bank in Nashville, as Executor of the Estate of Walter M. Hopkins, First Party, for and in consideration of the sum of Seventeen Thousand and No/100 Dollars ($17,000.00), cash in hand paid by Robert Glenn Dabbs, Second Party, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey unto Second Party, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

This instrument prepared by: James L. Bass
Attorney at Law
Nashville, Tennessee

Being Lot No. 15 on the Revised Plat of H. P. Jacobs' Subdivision of part of the Manley Tract, as of record in Book 547, Page 65, Register's Office for said County.

Said Lot No. 15 fronts 60 feet 6 inches on the southerly side of West Ashwood Avenue, formerly Hillsboro Place and runs back 125 feet on the easterly line and 131 feet 4 inches on the westerly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Walter M. Hopkins and wife, Nell R. Hopkins, by deed from Thomas Massey Wakefield, et. al., of record in Book 1115, Page 349, said Register's Office, the said Nell R. Hopkins subsequently died. Thereafter, the said Walter M. Hopkins died testate, devising subject property under the terms of his will, of record in Will Book 104, Page 645, Office of the County Court Clerk of said County, to the following: Juliet H. Byrd, Mary Dora Gross, Dora H. Thomas, Nell D. Robertson, Mary D. Charamella and the Belmont United Methodist Church.

Conveyance subject to covenants contained in deed of record in Book 716, Page 522, said Register's Office as may be applicable.

1973 taxes to be prorated and assumed by Buyer. Back taxes to be paid by Seller.

This is improved property located at 2123 Ashwood Avenue, Nashville, 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 Second Party, his heirs and assigns, forever. First Party covenants that it is lawfully seized and possessed of said land as above stated, has a good and lawful right to sell and convey it under the terms and conditions of the will of Walter M. Hopkins and the same is unencumbered.

FIRST PARTY COVENANTS and binds itself, its successors and representatives to warrant and forever defend the title to the said land to the said Second Party, his heirs and assigns, against the lawful claims of all persons, whomsoever, claiming by or through it as Executor of the Estate of Walter M. Hopkins, but not further or otherwise.

IN WITNESS WHEREOF, Third National Bank in Nashville, has executed this deed of conveyance by and through an authorized Trust Officer on the day and date first above written.

THIRD NATIONAL BANK IN NASHVILLE

by: James B. Smith

James B. Smith
Trust Officer

B93876

BOOK 4679 PAGE 41

T
IDENTIF. REFERENCE

FEB 6 2 54 PM '73

DAVIDSON COUNTY, TENN.

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared James B. Smith, with whom I am personally acquainted and who upon his oath acknowledged himself to be a Trust Officer of the Third National Bank in Nashville, the within named bargainor, a corporation, and he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James B. Smith as such Trust Officer.

Witness my hand and official seal at Offices, Davidson County, Tennessee, this the 23 day of January, 1973.

Patrick J. McGuigan
Notary Public

My commission expires:
8/2/76.

PATRICK J. McGUIGAN NOTARY PUBLIC 8-2-1976 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,000.00.

Subscribed and sworn to before me, this the 23 day of January, 1973.

Paul J. Spacey
Affiant

Patrick J. McGuigan
Notary Public

My Commission Expires: 8/2/76

PATRICK J. McGUIGAN NOTARY PUBLIC 8-2-1976 DAVIDSON COUNTY

FEB-6	CONV	17,000.00		
FEB-6	STAX		A*	44.20
FEB-6	PRFEE		A*	.50
FEB-6	WDEED		A*	6.00 * 50.70