THIS INSTRUMENT PREPARED BY JOHN M. LYNCH, ATTORNEY-AT-LAW
320 GALLATIN ROAD, MADISON, TENNESSEE

BOOK 4837 PAGE 653

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BEVERLY HOPKINS (NAME)	SAME (NAME)	11-D 87515
1325 Neely's Bend Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND ($ 1,000.00) Dollars,

The receipt of which is hereby acknowledged, We,

HENRY E. MC CLANAHAN AND WIFE, KATHERINE T. MC CLANAHAN,

have this day bargained and sold, and do hereby transfer and convey unto the said BEVERLY HOPKINS, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot # 30 on the plan of Nawakwa Hills Annex, Section 2, a subdivision of part of the L. J. Gee Estates, not of record, descrived according to a survey made by Harvey Gee, Surveyor, April 3, 1948, as follows: Beginning on the Northerly margin of Choctaw Trail at the corner of lots Nos. 29 and 30; thence with the line between said two lots, northwardly 150.2 feet to the southerly line of the Ritchie property, being 1183.8 feet east of the easterly margin of Neely's Bend Road; thence north 69° 53.5' east 198.2 feet to tje wester;u ,argom pf a ½rp½psed street; thence with same southwardly 115 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southwestwardly 39.84 feet to the Northerly margin of Choctaw Trail; thence with same, westwardly 173.34 feet to the beginning.

Being the same property conveyed to Henry Elton McClanahan by deed from H. N. Brown and wife Elton Marie Brown as of record in Book 2144 page 75, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for public utilities, as shown on preliminary plat filed with the Davidson County Planning Commission, as referred to in instrument of record in book 1913, page 71, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1000.00

Subscribed and sworn to before me, this the 4th day of January 19 71

Affiant Henry E McClanahan

My commission expires: 5/10/72 (Affix Seal)

Notary Public John M. Lynch

NOTARY PUBLIC DAVIDSON CO. TENN.

This is unimproved ( ) improved (X) property, known as ..... (House Number) Choctaw Trail (Street) Madison, Tennessee. 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 BEVERLY HOPKINS, HER (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 BEVERLY HOPKINS, HER (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 4th day of January 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harry E McClanahan

Katherine T. McClanahan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John M. Lynch, *a Notary Public in and for said County and State,* Henry E. McClanahan and wife, Katherine T. McClanahan, *the within named bargainors, 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 Madison, Tennessee *this* 4th *day of* January, *19* 71

John M. Lynch
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

Commission expires 5/10/72

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 .....

WARRANTY DEED

FROM
HENRY E. MC CLANAHAN, ET UX.

TO
BEVERLY HOPKINS

C 6 4 5 8 2

IDENTIF. REFERENCE

JUL 25 9 11 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 25 74	CONV	*1,000.00				
JUL 25 74	S'TAX		A*	2.60		
JUL 25 74	PR'FEE		A*	.50		
JUL 25 74	W'DEED		A*	4.00	*	7.10

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

John M. Lynch, Atty
120 Gallatin Rd.
Madison, Tenn.