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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,250.00

Ella Mai DeFord Hopkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 1977.

Linda Sue Caldwell
Notary Public

MY COMMISSION EXPIRES: 10/31/1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Ruben, Attorney 325 Plus Park Blvd., Nashville, TN. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: ET VIR | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ella Mai DeFord Hopkins, (NAME) | First Settlers S & L (NAME) | 133-11 |
| 3856 Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER) | 4205 Hillsboro Road (STREET ADDRESS) | 94 |
| Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John M. Chapman and wife Dorothy J. Chapman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ella Mai DeFord Hopkins and husband William H. Hopkins

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 74 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northwesterly margin of Elysian Fields Road the common corner of Lots 73 and 74; thence on the line between said lots 107.09 feet to the common corner of Lots 73, 74 and 75; thence on the line between Lots 75 and 74, 106.86 feet to a point on the northeasterly margin of Valley Ridge Drive; thence southeasterly along said margin 85.0 feet to a point which is the beginning of a curve; thence around said curve 39.27 feet to a point on the northwesterly margin of Elysian Fields Road; thence along said margin 90.0 feet to the beginning.

Being the same property conveyed to John M. Chapman and wife Dorothy J. Chapman by deed from Randall Phillips Builders Corporation of record in Book 3822, page 652, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3856 Valley Ridge Drive, Nashville, TN. 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of February, 19 77

John M. Chapman

Dorothy J. Chapman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Chapman and wife Dorothy J. Chapman

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 Nashville, Tennessee, this 23 day of February 1977

Commission expires Dec 2, 1980

Spencer Matthews
Notary Public

SPENCER MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson 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

WARRANTY DEED

FROM

John M. Chapman ET UX

TO

Ella Mai DeFord Hopkins ET VIR

D 91186

IDENTIF. REFERENCE

FEB 28 11 25 AM '77

DAVIDSON CO. REGISTER
TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208

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|---|---|---|---|---|---|
| FEB 28 77 | CONV | 39,250.00 | | | |
| FEB 28 77 | STAX | | 3* | 101.92 | |
| FEB 28 77 | RECFEE | | 3* | .50 | |
| FEB 28 77 | DEED | | 3* | 4.00 | * 106.42 |