WARRANTY DEED

BOOK 5908 PAGE 49

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Leland Hoppe	Same	Map 116-3
(NAME) 141 Kenner Avenue	(NAME)	Par 78
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	7DA-9715
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand & 00/100 ($35,000.00) ---------- *Dollars,* cash in hand paid by Leland Hoppe and wife, M. Joan Hoppe, receipt of which is hereby acknowledged; we

NEILL BROWN SARGENT and JAMES A. BROWN,

have this day bargained and sold, and do hereby transfer and convey unto the said

LELAND HOPPE and wife, M. JOAN HOPPE,

their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 71 on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, said Register's Office.

Said part of Lot No. 71 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet a dead line.

Being the same property devised and bequeathed to Neill Brown Sargent and James A. Brown, under the Last Will and Testament of Zula B. Ferguson, deceased, of record in Will Book 137, page 64, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to easement for joint driveway as set out in instrument of record in Book 1392, page 6, said Register's Office.

This instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 12th day of June 19 82

Affiant M. Joan Hoppe

My commission expires 7-17-83 (Affix Seal)

Notary Public Rebecca Thomas

unimproved
This is improved (X) property, known as 141 Kenner Avenue, Nashville, TN 37205
(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

Leland Hoppe and wife, M. Joan Hoppe, their

(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* Leland Hoppe and wife, M. Joan Hoppe, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 15th day of April, 19 82 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Neill Brown Sargent

NEILL BROWN SARGENT

JAMES A. BROWN

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ }
HAMILTON

BOOK 5908 PAGE 50

Personally appeared before me Linda G. McAllister, *a Notary Public in and for said County and State,* James A. Brown

the within named bargainor, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 15th *day of* April, *19*82

Linda G. McAllister *Notary Public*

MY COMMISSION EXPIRES JAN. 18, 1983

Commission expires ✓

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 .....

STATE OF GEORGIA)
COUNTY OF [illegible])

Personally appeared before me, [illegible] a Notary Public in and for said County and State, Neill Brown Sargent, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dublin, Georgia, this 21st day of [illegible], 1982.

[illegible]
Notary Public

My commission expires: [illegible] 9, 1986

G 9 8 6 1

WARRANTY DEED
FROM
NEIL BROWN SARGENT AND JAMES A. BROWN
TO
LELAND HOPPE, ET UX.

IDENTIF. REFERENCE

JUL 8 1 14 PM '82

DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5908 PAGE 51

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
			6809A07/08/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 8 6 1.

IDENTIF. REFERENCE

JUL 8 1 14 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 890396