Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Robert H. Barnes and Lois G. Barnes 4603 Skymont Drive Nashville, TN 37215	Same	131-13 31 FH 10044
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, and, pursuant to an order of the Probate Court of Davidson County, Tennessee, dated August 12, 1983, styled J. Marvin Hopper vs. Jackson Hornsby Hopper and Beverlee Jane Hopper, No. 72652, of record in Book 6120, page 352, Register's Office for Davidson County, James Marvin Hopper, Jr. (an unmarried man) and J. Marvin Hopper, as Guardian for the estates of Beverlee Jane Hopper and Jackson Hornsby Hopper (both unmarried), and not individually, (collectively the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Barnes and wife, Lois G. Barnes (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties. Grantee shall assume and be responsible for payment of such taxes.
2. All matters shown on the Plan of record in Book 2900, page 89 and 90, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 3069, page 566, said Register's Office.

08/24 428.50 CHECK

2248

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this 12 day of August, 1983.

Notary Public
My Commission Expires: 4/20/85

This is improved property, known as 4603 Seymont Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

J. Marvin Hopper executes this Deed and makes such warranties, covenants and representations as are contained herein only in the capacity of Legal Guardian of the Estates of Beverlee Jane Hopper and Jackson Hornsby Hopper, and not individually, and such covenants and warranties shall bind only the assets of the guardianship estate and not the personal assets of the Guardian.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of August, 1983.

J. Marvin Hopper, Guardian for
Jackson Hornsby Hopper and
Beverlee Jane Hopper

James Marvin Hopper, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of August, 1983, before me, Diane Parker, a Notary Public in and for said County and State, personally appeared J. Marvin Hopper, Guardian, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he executed the same for the purposes contained therein.

WITNESS my hand and seal at Nashville, Tennessee, this 12th day of August, 1983.

Diane Parker
Notary Public

My Commission Expires: 4/2/85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of August, 1983, before me, Diane Parker, a Notary Public in and for said County and State, personally appeared James Marvin Hopper, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 12th day of August, 1983.

Diane Parker
Notary Public

My Commission Expires: 4/2/85

EXHIBIT "A" BOOK 6122 PAGE 236

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Tynewood Estates, Section Two, as of record in Book 2900, pages 89 and 90, Register's Office for said County, described as follows:

Beginning on the westerly margin of Skymont Drive, at the corner of Lots Nos. 274 and 275; thence with the same, northerly 9.6 feet to the beginning of a curve; thence around said curve, having a radius 25 feet, northwesterly 25.2 feet to the beginning of a curve; thence around said curve, northerly 113.9 feet to the corner of Lots Nos. 275 and 276; thence with the line between said two lots northwesterly 267.5 feet; thence southwesterly 174.1 feet; thence South 2° 52' East 198.5 feet to the corner of Lots Nos. 274 and 275; thence with the line between said two lots, easterly 460 feet to the beginning.

Being the same property conveyed to Jane Earnest Hornsby Hopper by deed from James Marvin Hopper, Sr. of record in Book 5678, page 241, Register's Office for Davidson County, Tennessee, and by deed from J. Preston Boyle and wife, Rosalie C. Boyle, of record in Book 3929, page 105, Register's Office for Davidson County, Tennessee.

Said Jane Earnest Hornsby has since died and bequeathed the above-described property to her children, James Marvin Hopper, Jr., Jackson Hornsby Hopper and Beverlee Jane Hopper, by Will No. 70826 of record in Will Book 136, page 306 (Minute Book 273, page 796) Probate Court Clerk's Office for Davidson County, Tennessee.

J. Marvin Hopper having since been appointed guardian of Beverlee Jane Hopper and Jackson Hornsby Hopper, minors, by order No. 72652 in the Probate Court Clerk's Office for Davidson County, Tennessee as of record in Book 6120, page 357, Register's Office for said County and State.

RUSH

H 6.9 2 1 3

IDENTIF. REFERENCE

AUG 24 4 05 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6122 PAGE 237

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

160000.00- CO
416.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 428.50-
2248408/24/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R 6 9 2 1 3

IDENTIF. REFERENCE

Aug 24 4 05 PM '63

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 973697