BARRETT B. SUTTON, JR. and wife
AMY S. SUTTON

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
Christopher George Hopkins, Jr. 2041 Castleman Drive Nashville, TN 37215	Fidelity Federal Savings & Loan 401 Union Street Nashville, TN	Map 131-6 Parcel 31 Fd. Bk. 16DA-28330

This instrument prepared by:
White & Reasor, 3305 West end Avenue, Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Barrett B. Sutton, Jr. and wife, Amy S. Sutton ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Christopher George Hopkins, Jr. ("Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee described in Exhibit "A," which is attached hereto and incorporated herein by reference ("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, and assumed by Grantee;

2. Deed of Trust executed by Grantors to Vaden Lackey, Jr. Trustee, dated December 4, 1978, of record in Book 5371, Page 700, in the Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a Promissory Note of even date in the original principal amount of Thirty Eight Thousand and No/100 ($38,000.00) Dollars, with principal and interest payable as provided therein. Grantee has assumed

09/23 251.70- CHECK

9740

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $ 92,021.05

Dorothy W. Hopkins
AFFIANT

Subscribed and sworn to before me this 22nd day of Sept. 1983

Barnett B. Sutton, Jr.
NOTARY PUBLIC

My Commission Expires: 4-21-85

NOTARY PUBLIC AT LARGE

the obligation to pay said indebtedness in partial consideration for the conveyance of the Property to Grantee, and has agreed upon certain modifications in the payment of the indebtedness.

3. Easement for flow of Sugar Tree Creek.

4. Easements of Record in Book 3530, Page 634, and Book 3821, Page 483, said Register's Office.

This is improved Property, known as 2041 Castleman Drive, 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 Grantee, Grantee's heirs and assigns, forever.

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

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22d day of September, 1983.

GRANTORS:

Barrett B. Sutton, Jr.
BARRETT B. SUTTON, JR.

Amy S. Sutton
AMY S. SUTTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Catherine Wright, a Notary Public in and for said County and State, Barrett B. Sutton, Jr., 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 22nd day of September, 1983.

Catherine Wright
NOTARY PUBLIC

My Commission Expires: 7-18-87

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Catherine Wright, a Notary Public in and for said County and State, Amy S. Sutton, the within named bargainor, with whom I am personally acquainted, and who acknwoledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 1983.

Catherine Wright
NOTARY PUBLIC

My Commission Expires: 7-18-87

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 2 on the westerly 13 feet front of Lot No. 3 of block 7 on the map of Overton Hills, a resubdivision of Hollywood Place, as of record in Book 843, Page 66, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Castleman Drive, the common corner of Lots Nos. 1 and 2 on said plan; thence southeastwardly, with a curve, 123 feet to a point 100 feet west of the northeast corner of Lot No. 3; thence southwardly 219 feet, more or less, to a point, the common corner of Lots Nos. 2 and 3, thence westwardly 148 feet to a point, the common corner of Lots Nos. 1 and 2; thence northwardly with the dividing line between said lots No. 1 and 2, 274 feet to the point of beginning.

BEING the same property conveyed to Barrett B. Sutton, Jr., and wife, Amy S. Sutton, by deed from Charles Raymond Mowry, and wife, Maureen O. Mowry, of record in Book 5371, Page 698, Register's Office for Davidson County, Tennessee.

H 75522

IDENTIF. REFERENCE

SEP 23 12 41 PM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6143 PAGE 66

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			92021.05- CO 239.20 CO TX .50 PRFEE 12.00 WDEED CHECK 251.70-	
9740A09/23/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 5 5 2 2

IDENTIF. REFERENCE

SEP 23 12 41 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 980970