STATE OF TENNESSEE }
COUNTY OF Davidson }

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

$53,900.00 Bonnie L. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 84

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

BOOK 5239 PAGE 746

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie L. Nichols (NAME)	Third National Mortgage Company (NAME)	Map 96-7-A
340 Stewarts Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Parcel 20
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	3DZ-62193

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, C. Dwight Hooper and Peggy K. Hooper, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bonnie L. Nichols, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 3, Unit No. 1 on the Plan of Bianca Square Condominiums, of record in Book 5800, page 101, as amended in Book 5200, page 661, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said unit.

BEING Part of the same property conveyed to C. Dwight Hooper and Peggy K. Hooper by deed from Randel L. Crotts and wife, Lena Crotts, of record in Book 5699, page 208, Register's Office for Davidson County, Tennessee.

Conveyance os such property is made expressly subject to the following:
1. The Plan of record in Book 5800, page 101, as amended in Book 5200, page 661, Register's Office for said County shows an owner's certificate, certain easements and setback lines.
2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for Bianca Square Homeowners Association, Inc., of record in Book 6162, page 211, and as amended in Book 6225, page 906, said Register's Office; also subject to easements. rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed Establishing a Horizontal Property Regime of Bianca Square, of record in Book 6162, page 195, as amended in Book 6165, page 566, Register's Office for Davidson County, Tennessee.
3. Taxes for the current year, prorated and assumed.

unimproved ( )
This is improved (XX) property, known as 340 Stewarts Ferry Pike, Nashville, TN 37214
(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 24th day of February 19 84

C. Dwight Hooper

Peggy K. Hooper
By: R. E. Hooper, Atty. in Fact

P of in s

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5239 PAGE 747

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Dwight Hooper

the 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 24th day of February, 1984.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

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 C. DWIGHT HOOPER AND PEGGY K. HOOPER

TO BONNIE L. NICHOLS

105758

IDENTIF. T REFERENCE

FEB 29 3 14 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary PUblic in and for said County and State, the within named R. E. Hooper, to me known to be the person who executed the foregoing instrument in behalf of Peggy K. Hooper and acknowledged that he executed the same as the free act and deed of said Peggy K. Hooper.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of February, 1984.

Notary Public

My Commission Expires: July 18, 1987

02/29 146.64- CHECK

40

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

RECEIVED OF _____

FOR _____

BOOK 5239 PAGE 748

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
			53900.00-	CAMT.
			140.14	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 146.64-
6440A02/29/84				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 5 7 5 8

T
IDENTIF. REFERENCE

FEB 29 3 14 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16546