Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
J. Marvin Hopper 2221 Old Hickory Boulevard Nashville, Tennessee 37215	Same	34-2-7
		FIELD BOOK NUMBER
		GO-9019
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

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 considerations, the receipt and sufficiency of all of which are hereby acknowledged, Marvin Hopper Enterprises, Inc. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said J. Marvin Hopper (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.

2. Deed of trust executed by Marvin Hopper Enterprises, Inc. to Vaden Lackey, Jr., Trustee, dated March 16, 1979 and recorded in Book 5406, page 555, Register's Office for Davidson County, Tennessee in favor of Fidelity Federal Savings & Loan Association which states that it secures a debt in the principal sum of $150,000.00, payable as therein specified together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Marvin Hopper
Affiant

Subscribed and sworn to before me this 30th day of March, 1984.

Cynthia Marie Giarratis
Notary Public
My Commission Expires: 11/17/87

4717 03/30 874.50- CHECK

3. General Assignment of Present and Future leases filed in Book 5406, page 561, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 2331, page 64, said Register's Office, shows an Owner's Certificate, a 50 foot minimum building setback line from Blue Bird Drive, a 10 foot easement for public utility and drainage purposes along the southerly rear line of said lot, and a 2.5 X 25 foot utility anchor easement located on the northwest corner of said lot.

5. The survey of the premises made by Ragan-Smith Associates, Inc. dated August 10, 1978, shows the concrete wall encroaching over the lot line.

This is improved property, known as 316 Blue Bird Drive.

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

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of March, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MARVIN HOPPER ENTERPRISES, INC.

By: J. Marvin Hopper

J. Marvin Hopper, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6260 PAGE 731

Before me, Cynthia Marie Chirgotis a Notary Public of the State and County aforesaid, personally appeared J. Marvin Hopper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of MARVIN HOPPER ENTERPRISES, INC., the within named bargainor, a corporation, and that he as such president, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as president.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 30th day of March, 1984.

Cynthia Marie Chirgotis
Notary Public

My Commission Expires: 11/1/87

EXHIBIT A

BOOK 5260 PAGE 732

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Echo Meadows as of record in Book 2331, page 64, said Register's Office, being described by a survey made by Ragan-Smith Associates, Inc., dated August 10, 1978, as follows:

Beginning at a point on the southeasterly margin of Blue Bird Drive, said point being the northwest corner of Lot No. 78; thence along margin of said Blue Bird Drive, N 48° 45' 41" E 150.00 feet to a point; thence S41° 09' 49" E 148.42 feet to a point; thence S 19° 46' 40" W 171.35 feet to a point; thence N 41° 13' 07" W 231.44 feet to the point of beginning.

Being the same property conveyed to Marvin Hopper Enterprises, Inc., by deed from Jere B. Warren and wife, Thrace T. Warren, as of record in Book 5222, page 677, Register's Office for Davidson County, Tennessee.

I 1 2 3 9 5

IDENTIF. REFERENCE

MAR 30 2 20 PM '84

REGISTER
DAVIDSON COUNTY, TN

RJSR

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6260 PAGE 733

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

370000.00- CAMT.
962.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 974.50-
4717A03/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 3 9 3.

IDENTIF. REFERENCE

Mar 30 2 20 PM '84

No. 24587