This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 301, Realtors Bldg.
306 Gay Street
Nashville, TN 37201

BOOK 6441 PAGE 127

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel No.
Jerry W. Hopkins et ux	Commerce Union Bank	150-11-145
3517 Saxon Mist Court	P. O. Box 2546	Field Book No.
Nashville, TN 37217	Nashville, TN 37219	2D-69461

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MARK EDWARD RUSSELL and wife, SUSAN O. RUSSELL (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to JERRY W. HOPKINS and wife, BRENDA K. HOPKINS (the "Grantees"), their heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 206 on the plan of Towne Village of The Country, Section III, as of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee.

SAID Lot No. 206 fronts 68.78 feet on the northerly margin of Towneship Road and extends back 150.05 feet on the easterly line and 160.02 feet on the westerly line to a dead line in the rear measuring 50.02 feet thereon.

BEING the same property conveyed to Mark Edward Russell and wife, Susan O. Russell by deed from Randall Phillips Builders, Inc. of record in Book 6032, page 205, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the lien contained in and secured by a certain Deed of Trust of record in Book 6032, page 208, in the Register's Office for Davidson County, Tennessee, the obligation to pay which is hereby assumed by the Grantees herein.

This is improved property known generally as 3321 Towneship Road, Antioch, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantors covenant that they 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, except as herein set out. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 4 day of December, 1984.

Mark Edward Russell
MARK EDWARD RUSSELL

Susan O. Russell
SUSAN O. RUSSELL

1405 153.54- CHECK

2747

State of Tennessee
County of Davidson

On this 4th day of December, 1984, before me personally appeared Mark Edward Russell and wife, Susan O. Russell to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission Expires:

10-19-86

NOTARY PUBLIC

The actual consideration or value, whichever is greater, for this transfer is $60,444.37.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4TH DAY OF DECEMBER, 1984.

NOTARY PUBLIC

My Commission Expires: 10-19-86

RUSH

I 6 8 0 3 8

IDENTIF. REFERENCE

DEC 5 12 17 PM '84

DAVIDSON COUNTY, TN

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

BOOK 6441 PAGE 129

RECEIVED OF _____

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

60444.37- CAMT.
157.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.54-
2747A15/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 0 3 8

IDENTIF. REFERENCE

Dec 5 12 17 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 90645