INSTRUMENT PREPARED BY: East End Title & Escrow, Inc., 405 Two Mile Pike, Goodlettsville, TN. 37072

Mail

WARRANTY DEED

BOOK 6471 PAGE 721

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES THOMAS HOPKINS ET UX	SAME	MAP 84-6
(NAME:) 3211 E. Lake Drive	(NAME:)	PARCEL 1.00
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn 37214	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 of which is hereby acknowledged,

I. 7. 5. 8. 8. 8

IDENTIF. REFERENCE

JAN 10 9 38 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

EVELYN M. BALLENGER, a widow, hereinafter referred to as Grantor,

has ~~xxxx~~ *bargained and sold, and by these presents do* es *transfer and convey unto the said* JAMES THOMAS HOPKINS AND WIFE, RENE JEANETTE HOPKINS, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in* DAVIDSON *County, State of Tennessee, described as follows, to-wit:*

Three tracts of land in the 3rd Civil District of Davidson County, Tennessee, described as follows:

Tract I:
Beginning at a point 75 feet north from a concrete monument at the northeasterly corner of Lot No. 151, Sunny Acres, Section 4, as of record in Book 2900, page 2, Register's Office for said County; thence fronting along the northwesterly margin of Briley Parkway 215 feet to the southwesterly corner of the northerly 100 feet of the southerly 390 feet of a parcel marked "Ewing O. Harper Reserved" on the aforementioned plan, same being conveyed to grantors by deed from Donald K. Holman and wife, Barbara S. Holman, as of record in Book 3905, page 296, said Register's Office; thence leaving said Parkway and in a northwesterly direction 185 feet to the southeasterly bank of the Cumberland River; thence in a westerly direction and parallel to the said river, 223 feet to a point being 75 feet from a concrete monument at the northerly most corner of Lot No. 151; thence with a line south and parallel to the easterly line of lot 151 to the point of beginning.

Tract II:
Being the northerly 100 feet of the southerly 390 feet of a parcel marked "Ewing O. Harper Reserved" on the Plan of Sunny Acres, Section Four, as of record in Book 2900, page 2, Register's Office for said County, as described by a survey made by Hickeron and Hickerson Engineers, dated July 11, 1963, as follows: Beginning at an iron pin in the northwesterly margin of Briley Parkway; the same being 290 feet northeasterly from a concrete monument at the northeast corner of Lot No. 151 on said plan; thence north 54° 17' west 185 feet to an iron pin located 15 feet from the edge of the water of the Cumberland River; thence north 53° 43' east 101.0 feet to an iron pin;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 4 day of January 19 85

Affiant

My commission expires: 4/21/85 (Affix Seal)

Notary Public

01/10 $1.00- CHECK

2475

thence south 54° 17' east 153.5 feet to an iron pin in the northwesterly margin of Briley Parkway; thence south 35° 43' west 100.0 feet to the point of beginning.

Tract III:
Beginning at the northeast corner of the property owned by Clarence D. Palmer and wife, and running in a northeasterly direction parallel to the northerly margin of Briley Parkway, 707.81 feet, more or less, to a monument; thence in a northerly direction 33.8 feet to the southwesterly bank of Cumberland River; thence in a westerly direction and parallel to the said River, 707 feet more or less to the easterly property line of Palmer 148 feet more or less to the beginning.

Being the same property conveyed to H. A. Ballenger and wife, Evelyn M. Ballenger by deed from James F. Agnew et ux et al, of record in Book 4500, page 862, Register's Office for Davidson County, Tennessee; the said H. A. Ballenger having since died, property now vests solely in Evelyn M. Ballenger.

This is unimproved ( ) improved (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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 I ..... *do covenant with the said* Grantees ..... *that* I am ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Evelyn M. Ballenger, ... *do further covenant and bind* myself, my ..... *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.*

Witness my ..... *hand this* 4 ..... *day of* January ....., *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Evelyn M. Ballenger
Evelyn M. Ballenger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6471 PAGE 723

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EVELYN M. BALLENGER ,A WIDOW,

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of January, 19 85.

Carolyn F. Waddey
Notary Public

Commission Expires 4/21/85

CAROLYN F. WADDEY NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

STATE OF.....
COUNTY OF.....

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

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6471 PAGE 724

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
			27500.00- CAMT.	
			71.50 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	81.00-
2476A01/10/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.T. 5.88

IDENTIF. REFERENCE

JAN 10 9 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100124