THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6477 PAGE 415

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Neil B. Chaffin et ux, 326 Oriel Avenue Nashville, Tennessee 37210	SAME	Dav. Cty. 13-18 13-19 13-12 Cheatham Cty. 39-11503 & 39-11509

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten($10.00) and No/100 Dollars, cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, Beverly Hopkins, unmarried, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey unto the said Neil B. Chaffin et ux, Sandra D. Chaffin, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee and Cheatham County, Tennessee as follows:

(SEE EXHIBIT A ATTACHED)

I 7 7 7 8 4

IDENTIF. REFERENCE

JAN 10 11 07 AM '85

DAVIDSON COUNTY, TN

This is improved property.

TO HAVE AND HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, (successors), heirs and assigns forever I convenant that they lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Grantor further convenants and binds herself, her heirs nad representatives, to warrant and forever defend the title to said estate to Grantees, their (successors), heirs and assigns the lawful claims of all persons.

The Contract dated July 30, 1984 and the ammendment thereto dated January 8, 1985 survives the closing.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the 8th day of January, 1985.

Beverly Hopkins

Beverly Hopkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 125,000.00 .

AFFIANT

Suscribed and sworn to before me, this the 8th day of Janaury, 1985.

NOTARY PUBLIC

My Commission Expires:
7-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly Hopkins, unmarried the within named bargainor with whom I am personally aquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 8th day of January, 1985.

NOTARY PUBLIC

My Commision Expires:
7-17-88

STATE OF TENNESSEE
CHEATHAM COUNTY:
Office of the Register: 1-10, 1985
I, BETTY J. ROSS, Cheatham County Register do certify that the Foregoing instrument and certificate was received in my office at 8:00 o'clock A.m., on 1-10, 1985; entered in Note Book 1, Page 312 and recorded to Book No. 232, Page 782. The following amounts were paid under receipt No. 20025

STATE TAX: DEED	$ 325.00
STATE TAX: MTCS	$
PROBATE FEE:	$ .50
RECORDING FEE:	$ 12.00
TOTAL	$ 337.50

REGISTER

EXHIBIT "A"

TRACT ONE: Land lying in the Second Civil District of Cheatham County, Tennessee and the First Councilmatic District of Davidson County, Tennessee described as follows: Beginning at a point in U.S. Highway 41A and continuing with center line, S 36° 46' E 180 feet; thence leaving the highway S 57° 47' W 185.2 feet to an iron pin set on the bank of a small stream; thence with the bank of said stream N 32° 49' W 114.5 feet to an iron pipe; thence leaving said stream S 57° 47' W 129.2 feet to an iron pin in the margin of a wooded area; thence S 24° 28' E to the Davidson-Cheatham County line 343.6'; thence with the County line to Oaks-Smith line, marked by an iron pipe; thence with the property line of Thompson & Oaks & Smith S 88° W 865.6 to an angle iron set at the Southwest Corner of the tract being described; thence along the western boundary 1140.4 feet to an iron rod set in a fence in the South margin of Hicks Road; thence with Hicks Road along a fence N 88° 54' E 163.7' feet to an iron pipe set in the West property line of Felts; thence with Felts S 45° 07' E 150.0' to an iron rod; thence with Felts S 20° 05' W 356.6' to an iron rod; thence continuing with Felts S 26° 02' E 545.1' to an angle iron, the SW corner of Felts; thence N 57° 47' E passing an iron pipe at 809.13' set in the West right of way of U.S. 41A, in all 864.3' to a point in the center line of U.S. 41A, the point of beginning. This tract contains 10.9 acres, more or less.

The Grantors herein do further hereby convey any right, title or interest which they may have in and to a certain Easement for water line of record in Book 164, Page 281, said Register's Office; and in and to an Easement for right of way referred to in a deed of record in Book 197, Page 583, said Register's Office.

Being the same property conveyed to Beverly Hopkins, an unmarried person, by deed from Dayton E. Wauford, et ux, et al, of record in Book 202, Page 785, Register's Office for Cheatham County, Tennessee and Book 5494, Page 518 Register's Office for Davidson County, Tennessee.

TRACT TWO: Land in the 2nd District of Cheatham County, Tennessee, beginning at a point in the center of U.S. Highway 41A, 180 feet southeast of the Felts Land go S 57° 47' W 185.2 feet to an iron pin set on the bank of a small stream; thence with the bank of said stream N 32° 49' W 114.5 feet to an iron pipe; thence leaving said stream S 57° 47' W 129.2 feet to an iron pin in the margin of a wooded area; thence S 24° 28' E to the Davidson-Cheatham line 343.6 feet; thence with said County line in a northeasterly direction to the point of the beginning. The entire area believed to be in Cheatham County, and is improved by a modular unit set on concrete block and being a fixed improvement of the said tract. Said tract contains approximately 1.2 acres. All of Thompson's Tract in Cheatham County is herein conveyed.

TRACT THREE: Land in Metropolitan Davidson County, Nashville, Tennessee, being in the 1st Metropolitan Councilmatic District of said County, beginning at a point in the center of U.S. Highway 41A, a common corner with the Oaks-Smith property. Thence with Oaks-Smith north line passing a post in the margin of the said highway and running with a fence S 88° W to the Davidson-Cheatham County line (approximately 575 feet); thence in northeasterly direction with the said line to a point in the center of U.S. Highway 41A; thence with the center line of said Highway 560.3 feet to the point of beginning. This deed is a companion to warranty deed conveying all area of tract now owned by Roy L. Thompson and wife, to Beverly Hopkins in fee simple.

Tracts Two and Three being the same property conveyed to Beverly hopkins, an unmarried person, by deed from Roy L. Thompson and wife, Katherine Thompson of record in Book 210, Page 298, Register's Office for Cheatham County, Tennessee and Book 5712, Page 764, Register's Office for Davidson County, Tennessee.