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

BOOK 6779 PG 518

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
BEVERLY HOPKINS	SAME	DAVIDSON CTY. 13-18
1325 NEELY'S BEND ROAD	SAME	13-19
MADISON, TENNESSEE 37115	SAME	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 acknowldeged, NEIL B. CHAFFIN ET UX, SANDRA D. CHAFFIN, hereinafter referred to as GRANTORS, have bargained and sold, and do hereby transfer and convey unto the said BEVERLY HOPKINS, hereinafter referred to as GRANTEE, her successors and assigns, certain real estate in Davidson County, Tennessee and Cheatham County, Tennessee as follows:

" SEE EXHIBIT A ATTACHED HERETO "

This is improved property.

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

GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to GRANTEE, her successors, heirs and assigns the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have caused this Warranty Deed to be executed as of the 5th day of February 1986.

Neil B. Chaffin
NEIL B. CHAFFIN

Sandra D. Chaffin
SANDRA B. CHAFFIN
S.C.

7.4975

IDENTIFICATION REFERENCE

FEB 10 8 00 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEE PD

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, whichever is greater for this transfer is $38,333.33.

Beverly Hopkins
AFFIANT

Subscribed and sworn to before me this the 5th day of Feb, 1986.

John M Blair
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/87

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 NEIL B. CHAFFIN ET UX, SANDRA D. CHAFFIN, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 5th day of Feb, 1986.

John M Blair
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/87

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 Neil B. Chaffin et ux, Sandra D. Chaffin by deed from Beverly Hopkins of record in Book 6477, page 415, Register's Office for Davidson County, Tennessee and Book 232, page 782, Register's Office for Cheatham 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 Neil B. Chaffin et ux, Sandra D. Chaffin by deed from Beverly Hopkins of record in Book 6477, page 415, Register's Office for Davidson County, Tennessee and Book 232, page 782, Register's Office for Cheatham County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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
			3868[illegible] CRT.	
			97.50 CSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK	118.00-
		3266A02/10/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4975

IDENTIFICATION REFERENCE

FEB 10 8 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217858