THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 6878 PAGE 61

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
E. C. CHANCE 100 Cedarwood Hendersonville, TN 37075	SAME	MAP 52-11 PARCEL 24

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD ANDERSON HOOPER, JR. and wife, DOROTHY D. HOOPER, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said E. C. CHANCE, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 11th Civil District of said County, being Lot No. 40 on the Plan of Madison Heights, Section II, Part III, as of record in Book 2083, page 98, Register's Office for said County, and described as follows:

BEGINNING at a point on the northwesterly margin of Peeler Trail at the corner of Lots Nos. 39 and 40; thence with the line between said two lots, northwestwardly 245.25 feet to a point; thence South 81°27' West 16.5 feet to a concrete monument at the corner of Lots Nos. 40 and 41; thence with the line between said two lots, southwestwardly 235.85 feet to the northeasterly margin of Berwick Trail; thence with the same southwestwardly 160.31 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, northeastwardly 39.52 feet to the northwesterly margin of Peeler Trail; thence with the same, northeastwardly 118.45 feet to the beginning.

BEING the same property conveyed to Richard Anderson Hooper, Jr. and wife, Dorothy D. Hooper, by deed from Homer E. Chance, of record in Book 4922, page 806, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1035 Berwick Trail
Madison, Tenn. 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is free and unencumbered, except for subdivision restrictions and easements of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 1st day of June, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard Anderson Hooper Jr.
RICHARD ANDERSON HOOPER, JR.

Dorothy D. Hooper
DOROTHY D. HOOPER

07560

IDENTIFICATION REFERENCE

JUN 5 11 44 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00 .

Dorothy D. Hooper
AFFIANT

Subscribed and sworn to before me,
this 1st day of June , 1986.

Frank E. Clark
NOTARY PUBLIC

My Commission Expires: Oct. 19, '86

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared RICHARD ANDERSON HOOPER, JR. and wife, DOROTHY D. HOOPER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Madison ,
Tennessee, this 1st day of June , 1986.

Frank E. Clark
NOTARY PUBLIC

My Commission Expires: Oct 19 1986

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
			140000.00- CAMT.	
			364.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	370.50-
1951A05/05/86 BAL				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07560

IDENTIFICATION REFERENCE

JUN 5 11 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255605