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

BOOK 6878 PAGE 64

WARRANTY DEED

NEW OWNER(S):

RICHARD ANDERSON HOOPER, JR.
ET UX, DOROTHY D. HOOPER
748 Howse Ave
Madison, Tenn. 37115

SEND TAX BILLS TO:

SAME

PARCEL NUMBERS:

MAP 52-6
Parcels 14 & 105

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, E. C. CHANCE and wife, MALINDA CHANCE, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD ANDERSON HOOPER, JR. and wife, DOROTHY D. HOOPER, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT #1:

LAND in the 11th Civil District of Davidson County, Tennessee, being a part of the R. L. Alexander Tract of 18.84 acres of part of the H. B. Chadwell Tract, as of record in Book 421, page 61, Register's Office for said County and State, and according to copies of surveys made by H. Gee, Surveyor; dated October 24, 1963, November 18, 1963 and February 20, 1964; is described as follows:

BEGINNING at a point in the westerly margin of Howse Avenue, said point being located 1,664 feet, more or less, from the center line of Neely's Bend Road, as measured with said margin; thence with said margin of Howse Avenue, South 9°16' West 110 feet to a point; thence leaving said margin North 80°44' West 300 feet to a point; thence North 9°16' East 110 feet to a point; thence South 80°44' East 300 feet to the point of beginning.

BEING the same property conveyed to E. C. Chance and wife, Malinda Chance, by deed from E. C. Chance, Inc., of record in Book 3977, page 654, the said Malinda Chance having quitclaimed her interest to E. C. Chance by Quitclaim Deed of record in Book 5302, page 518, Register's Office for Davidson County, Tennessee.

Tract #2:

LAND in Davidson County, Tennessee, being more particularly described according to a survey by J. Bruce Rainey, Surveyor, #823, dated May 20, 1986, and known as Job No:86-362, more particularly described as follows:

BEGINNING at an existing iron pipe; said point of beginning being the southwest corner of the property conveyed to E. C. Chance by deed of record in Book 5302, page 518, R.O.D.C., Tn, and also being N80°58'38" W 299.86' from an existing iron pipe on the westerly margin of Howse Avenue; thence leaving the said Chance property S09°01'19" W 294.98' to an existing iron pipe; thence N21°00'34" W 205.06' to an existing iron pin at a fence corner; thence with the line of Rothwood Apartments N09°16'00" E 225.00' to an iron pin; thence continuing with said Rothwood Apartments S82°32'00" E 101.50' to an existing iron pin at a fence corner; thence with the line of the said E. C. Chance property S08°54'56" W 110.30' to the point of beginning containing 0.74 acres more or less.

BEING a part of the same property conveyed to E. C. Chance, Inc. by deed from Roberta Smith Alexander, a widow, of record in Book 3617, page 621, Register's Office for Davidson County, Tennessee. The said corporation, E. C. Chance, Inc. having been dissolved for failure to pay franchise and excise taxes, pursuant to T.C.A. §67-4-917, its property having passed to its sole stockholder, E. C. Chance, as a result of said dissolution.

MALINDA CHANCE, wife of E. C. CHANCE, joins in this deed for the purpose of conveying whatever interest she may have, if any.

This is improved (unimproved) property, known as: 748 Howse Avenue Madison, Tenn. 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their 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 GRANTEES, their 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.

E. C. Chance
E. C. CHANCE

Malinda E. Chance
MALINDA CHANCE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

E. C. Chance
AFFIANT

Subscribed and sworn to before me, this 11th day of June, 1986.

Sheryl C. Chance
NOTARY PUBLIC

My Commission Expires: Oct 19, 1986

RECEIVED
JUN 5 11 45 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
07561

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared E. C. CHANCE and wife, MALINDA CHANCE, 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 11th day of June, 1986.

Sheryl C. Chance
NOTARY PUBLIC

My Commission Expires: Oct 19, 1986

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

RECEIVED OF _____

FOR _____

BOOK 6878 PAGE 66

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			180[illegible].00- CAPT.	
			460.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 474.50-	
			1952A05/05/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07561

IDENTIFICATION REFERENCE

JUN 5 11 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255606