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WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
Albert H. Hooper, Jr. 211 Wilsonia Dr Nashville, Tn 37205	Same	142-15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me this 12th day of June, 1986.

Notary Public

Commission expires: 1/21/90

10621

IDENTIFICATION REFERENCE

JUN 13 2 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CHRISTIAN B. NIEMEYER, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto ALBERT H. HOOPER, JR., hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 85 on the plan of Section 1, Harpeth Valley Park, of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee.

SAID Lot No. 85 fronts 77.0 feet on the northerly margin of Harpeth Bend Drive and extends back 220.5 feet on the easterly line and 255.44 feet on the broken westerly line to a dead line in the rear, measuring 100.4 feet thereon.

Being the same property conveyed to Christian B. Niemeyer and wife, Patricia C. Niemeyer by deed of record in Book 5697, page 271, Register's Office for said Davidson County, and further conveyed pursuant to divorce decree and property settlement agreement as set forth in that certain case styled Patricia Converse Niemeyer v. Christian Bernard Niemeyer, Civil Action #82D-823, Second Circuit Court, Davidson County, TN., said conveyance by Quitclaim Deed of record in Book 5989, page 183, Register's Office for Davidson County, Tennessee.

Subject to easements and restrictions as of record in Book 3857, page 858, Register's Office for

03/13 327.00 CHECK

3396

Davidson County, TN., and to certain indebtedness secured by a certain Deed of Trust of record in Book 5072, page 961, said Register's Office.

Linda W. Niemeyer, wife of the said Christian B. Niemeyer, joins in the execution of this conveyance for the sole purpose of conveying and releasing any rights which she might have in said property by reason of her marital status.

This is unimproved/improved property, known as 646 Harpeth Bend Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and I do covenant with the said Grantee 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, except as hereinabove set forth, and taxes for the year 1986 which the Grantee herein assumes and agrees to pay.

AND I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of June, 1986.

Christian B. Niemeyer

Christian B. Niemeyer

Linda W. Niemeyer

Linda W. Niemeyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa A. Smith, a Notary Public, CHRISTIAN B. NIEMEYER, and wife, LINDA W. NIEMEYER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes thereon contained.

Witness my hand and seal at office in Nashville, Tennessee, this 12th day of June, 1986.

Teresa A. Smith

Notary Public

My Commission Expires:

1/21/90

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

85000.00- CAMT.
221.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.50-
5628A06/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1062 1

IDENTIFICATION REFERENCE

JUN 13 2 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259210