THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

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ADDRESS NEW OWNER:

Joe L. Hooper
4505 Harding Rd. #104
Nashville, TN 37205

MORTGAGEE:

Same

MAP-PARCEL NUMBERS:

MAP 116-38
PARCEL 104
7DA-78002

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bill J. Reser and Commerce Union Bank, Co-Trustees under the Trust of Jewell Payne Triplett hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joe L. Hooper and wife, Mildred B. Hooper hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 140 on the plan of Royal Oaks Condominiums of record in Book 5200, page 45, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jewell Payne Triplett by deed from Bruce C. Garrett, unmarried, of record in Book 5408, page 578, said Register's Office. Jewell Payne Triplett has since died, and being the same property subsequently conveyed to Bill J. Reser and Commerce Union Bank, Co. Trustees under the will of Jewell Payne Triplett of record in Book 152, page 691, Probate Clerk's Office, for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5282, page 972, Book 5282, page 992, said Register's Office.

Referenced will of Jewell Payne Triplett is being placed of record contemporaneously herewith.

Jul 17 9 55 AM '86

This is (~~un~~)improved property, known as 4505 Harding Road #104, Nashville, TN. 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of July, 19 86.

Bill J. Reser, Co-Trustee

COMMERCE UNION BANK, Co-Trustee
BY: Charles J. Vacca
Charles J. Vacca, Senior Vice President and Trust Officer

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of July, 1986, before me personally appeared Bill J. Reser, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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Before me, the undersigned, of the State and County aforesaid, personally appeared Charles J. Vacca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Commerce Union Bank, the within named bargainor, a corporation, and that he as such Senior Vice President & Trust Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President & Trust Officer. Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of July, 19 86

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 94,500.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 19 86

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:

Bill J. Reser and Commerce
ion Bank, Co-Trustees under
.e trust of Jewell Payne Triplett

to:

Joe L. Hooper, Trustee

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25386

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

94500.CO- CAMT.
264.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 271.10-
8313A07/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21457-

IDENTIFI REFERENCE

JUL 17 9 55 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 271670