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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,113.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES: November 6, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS TO FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
James Talley et ux (NAME)	Chemical Mortgage Company (NAME)	117-4-346
1848 Primrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	16DA-785
Nashville, Tennessee 37212 (CITY) (STATE) (P.O ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry Hoppen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ~~XXXX~~ a ½ undivided interest to James Talley and wife, Jan Talley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1 of Block "A", on the Plan of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for said County; and described as follows:

BEGINNING at a point in the North margin of Primrose Avenue, the common corner of Lot Nos. 1 and 2; thence with the line between said lots Northerly 159.8 feet to the South margin of an alley; thence with the margin of said alley North 81 degrees 30 minutes West 123.3 feet to a concrete monument in the East margin of Hazelwood Avenue; thence with the margin of said Avenue southerly 82.4 feet to a concrete monument at the beginning of a curve; thence around said curve in a Southeasterly direction, having a radius of 70 feet, a distance of 115.2 feet to a concrete monument in the North margin of Primrose Avenue; thence with the margin of said Avenue, Easterly 50.7 feet to the point of beginning.

BEING the same property conveyed to Larry Hoppen, unmarried, by deed from Billie D. Greer, the only Heir at Law of Floy H. Doyle, and husband, William F. Greer, of record in Book 7058, page 649, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumberances as may affect the premises.

This is unimproved ( ) improved (XX) property, know as 1848 Primrose Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of April, 19 87

Larry Hoppen

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Hoppen

the bargainor, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 19 87

Commission expires November 1, 1987

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Larry Hoppen

TO
James Talley and wife,
Jan Talley

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

13410

TENNESSEE REFERENCE

APR 9 3 19 PM '87

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
			2[illegible]3.00- [illegible]MT.	
			5.00 [illegible]STAX	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	12.50-
28[illegible]/84/[illegible]9/87			CAL	.[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13410

IDENTIFI. REFERENCE

APR 9 3 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 67674