B420

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
David S. Hopkins and wife, Peggy A. Hopkins 305 Radnor Street Nashville, TN	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	Map 119-14 Par. 285

WARRANTY DEED BOOK 7430 PAGE 6

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Houston Hill, Trustee, and James Hickerson and wife, Jane Hickerson the beneficiaries of the trust for the purpose of conveying all their right, title and interest to the herein described property,** have bargained and sold, and by these presents do transfer and convey unto the said David S. Hopkins and wife, Peggy A. Hopkins, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 6th Civil District of Davidson County, Tennessee, being Lot No. 69 on the Plan of Pleasant View Subdivision of Mrs. McCombs' Property, as of record in Book 421, Page 134, Register's Office for said County.

SAID Lot No. 69 fronts 50 feet on the southerly side of East Radnor Street, formerly Beymer Street, and runs back 178.6 feet on the westerly line and 179 feet on the easterly line to an alley and measures 50 feet thereon.

BEING the same property conveyed to Houston Hill, Trustee by deed from Bessie T. Bennett and Thomas Wayne Rice of record in Book 7148, Page 487, said Register's Office. The said Houston Hill, Trustee is joined in this instrument by James Hickerson and wife, Jane Hickerson the beneficiaries of the trust for the purpose of conveying all their right, title and interest to the herein described property.

9.1.7.6.2.

IDENTIFICATION REFERENCE

DEC 18 1 20 PM '87

JULIA Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **305 Radnor Street, Nashville, TN**

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 covenant 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.

Whenever 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 our hands this 17th day of December, 1987.

1336 12/18 0100 03CHECK 159.10

Houston Hill, Trustee
Houston Hill, Trustee

James Hickerson
James Hickerson

Jane Hickerson
Jane Hickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston Hill, Trustee, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-11-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Hickerson and wife, Jane Hickerson, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of DECEMBER, 1987.

Edward W. Ivey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $54,500.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11 DAY OF December 1987.

NOTARY PUBLIC

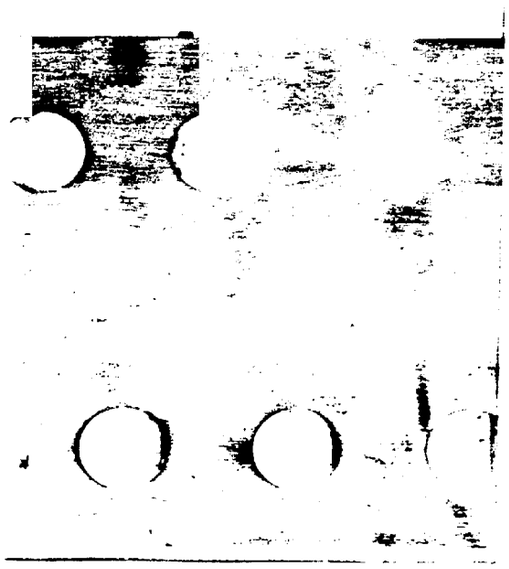
MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7430 PAGE 8

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 54500.00
CON TX 152.60
PRFEE 0.50
WDEED 6.00
TOTAL 159.10
CHECK 159.10

12/18/87 01 13:22 0001 1336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 7 6 2

IDENTIFI REFERENCE

DEC 18 1 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46484