BOOK 7536 PAGE 803 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ CHEATHAM }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 1988

Notary Public

MY COMMISSION EXPIRES: 5-28-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom B. Harris, Jr., Attorney, P. O. Box 37, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly J. Hopkins (NAME)	Same as new owner (NAME)	SEE PAGE 3
1327 Neely's Bend Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	for Map and
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	Parcel numbers

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 Gary Wayne Edge and wife, Dianne Edge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly J. Hopkins, a single woman

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

2nd Civil District of Cheatham County, Tennessee, and 1st Councilmanic District of Metropolitan Nashville/Davidson County, Tennessee, more particularly described as follows:

TRACT ONE: Land lying in the Second Civil District of Cheatham County, Tennessee, and the First Councilmanic District of Davidson County, Tennessee, described as follows: Beginning at a point in U.S. Highway 41-A and continuing with center line, S 36 degrees 46' E 180 feet; thence leaving the highway S 57 degrees 47' W 185.2 feet to an iron pin set on the bank of a small stream; thence with the bank of said stream N 32 degrees 49' W 114.5 feet to an iron pipe; thence leaving said stream S 57 degrees 47' W 129.2 feet to an iron pin in the margin of a wooded area; thence S 24 degrees 28' E to the Davidson-Cheatham County line 343.6'; thence with the County line to Oaks-Smith line, marked by an iron pipe; thence with the property line of Thompson & Oaks & Smith S 88 degrees W 865.6 to an angle iron set at the Southwest Corner of the tract being described; thence along the western boundary 1140.4 feet to an iron rod set in a fence in the South margin of Hicks Road; thence with Hicks Road along a fence N 88 degrees 54' E 163.7 feet to an iron pipe set in the West property line of Felts; thence with Felts S 45 degrees 07' E 150.0 feet to an iron rod; thence with Felts S 20 degrees 05' W 356.6 feet to an iron rod; thence continuing with Felts S 26 degrees 02' E 545.1 feet to an angle iron, the SW corner of Felts; thence N 57 degrees 47' E passing an iron pipe at 809.13' set in the West right of way of U.S. 41-A, in all 864.3' to

(SEE CONTINUATION OF DESCRIPTION ON PAGE 2)

This is (unimproved ( ) improved (X)) property, known as Route 3, Box 302, Joelton, TN 37080
(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 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. 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 our hands this 4th day of May, 1988

GARY WAYNE EDGE

DIANNE EDGE

a point in the center line of U.S. 41-A, the point of beginning. This tract contains 10.9 acres, more or less.

The Grantor herein does further hereby convey any right, title or interest which she may have in and to a certain easement for water line of record in Book 164, Page 281, of the Register's Office for Cheatham County; and in and to an easement for right of way referred to in a deed of record in Book 197, Page 583, said Register's Office.

TRACT TWO: Land in the 2nd District of Cheatham County, Tennessee, beginning at a point in the center of U.S. Highway 41-A, 180 feet southeast of the Felts Land go S 57 degrees 47' W 185.2 feet to an iron pin set on the bank of a small stream; thence with the bank of said stream N 32 degrees 49' W 114.5 feet to an iron pipe; thence leaving said stream S 57 degrees 47' W 129.2 feet to an iron pin in the margin of a wooded area; thence S 24 degrees 28' E to the Davidson-Cheatham line 343.6 feet; thence with said County line in a northeasterly direction to the point of the beginning. The entire area believed to be in Cheatham County, and is improved by a modular unit set on concrete block and being a fixed improvement of the said tract. Said tract contains approximately 1.2 acres.

TRACT THREE: Land in Metropolitan Nashville/Davidson County, Tennessee, being in the 1st Metropolitan Councilmanic District of said County, beginning at a point in the center of U.S. Highway 41-A, a common corner with the Oaks-Smith property. Thence with Oaks-Smith north line passing a post in the margin of the said highway and running with a fence S 88 degrees W to the Davidson-Cheatham County line (approximately 575 feet); thence in northeasterly direction with the said line to a point in the center of U.S. Highway 41-A; thence with the center line of said Highway 560.3 feet to the point of beginning.

THE SAID THREE TRACTS are the same property conveyed to Gary Wayne Edge by deed from Beverly Hopkins, of record in Book 256, Page 809, in the Register's Office for Cheatham County, Tennessee, and in Book 7260, Page 597, in the Register's Office for Davidson County, Tennessee.

As adjudicated by the Chancery Court for Cheatham County, Tennessee, in the case of Beverly Jean Hopkins vs. A. Paul Ford, Cheatham County Building Commissioner, and Cheatham County, A Public Corporation, Docket No. 4408, the following described parcel of property included in the property hereby conveyed was being used for the operation of an automobile dismantling and recycling and parts sale business at the time of the adoption of The Zoning Ordinance of Cheatham County, Tennessee on June 25, 1973, and the said use contitutes a nonconforming use as allowed by Article IV of the said Ordinance, the said following described parcel being referred to hereinafter as "the nonconforming parcel":

Land in the Second Civil District of Cheatham County particularly described by metes and bounds as follows:

BEGINNING at an iron pipe on the western margin of U. S. Hwy. 41A, said pipe being the most northerly corner of the herein described tract; thence with said right-of-way S. 36 degrees 46' 00" E., 129.02 feet to an iron pipe set at the intersection of said right-of-way and the Cheatham Davidson County Line (as located by Tennessee State Highway Drawing No. "DAVIDSON 517B 1947 26"); thence with said County line S. 20 degrees 00' 00" W., 516.97 feet to an iron pin in Dillon's north line; thence with said Dillon line S. 87 degrees 10' 06" W., 261.17 feet to an iron pin, said pin being the most southwesterly corner of herein described tract; thence N. 26 degrees 06' 44" W., 210.83 feet to an iron pin; thence N. 16 degrees 41' 33" E., 163.79 feet to an iron pin; thence N. 57 degrees 47' 39" E., 480.04 feet to the point of beginning, containing 4.41 acres more or less.

Upon her causing the recordation of this deed, the Grantee acknowledges that part of the consideration for this conveyance is her forgiveness in full of the balance of the principal and interest owing to her by Gary Wayne Edge purusant to his execution and delivery to her of the installment deed note described in the installment deed of record at Book 256, Page 809, in the Register's Office for Cheatham County,

(SEE PAGE 3 FOR CONTINUATION OF DESCRIPTION)

Tennessee, and in Book 7260, Page 597, in the Register's Office for Davidson County, Tennessee.

Dianne Edge, the wife of Gary Edge, executed this warranty deed for the purpose of conveying any marital interest which she may have in the said property.

MAP & PARCEL NOS.

Davidson County	13-18 13-19 13-12	Cheatham County	39-11503 39-11509

BOOK 7536 PAGE 806

STATE OF TENNESSEE }
~~Davidson~~ CHEATHAM County }

Personally appeared before me, Aubrey J. Harris, a Notary Public in and for said County and State, the within named Gary Wayne Edge and wife, Dianne Edge

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 4th day of May, 19 88.

Aubrey J. Harris
Notary Public

Commission Expires 5-28-91

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

GARY WAYNE EDGE AND WIFE,

DIANNE EDGE

TO

BEVERLY J. HOPKINS, A SINGLE

WOMAN

CHEATHAM COUNTY STATE OF TENNESSEE:
Office of the Register 5-5 1988
I, BETTY J. ROSS, Cheatham County Register do certify that the Foregoing instrument and certificate was received in my office at 8:30 o'clock A.M., on 5-5-1988 entered in Note Book 4 Page 452 and recorded in Book No. 269 Pages 279 The following amounts were paid under receipt No. 8450
STATE TAX: DEED $ 280.00
STATE TAX: MTG $
PROBATE FEE: $
RECORDING FEE: $ 16.50
TOTAL $ 296.50
Betty J. Ross REGISTER

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

27924

IDENTIFICATION REFERENCE

MAY 6 8 13 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.