VA #LH-351042-TN

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jay L. Hoppus etux	SMC #723694 Sovran Mortgage Corporation	86-7-30
(NAME) 1125 Jackson's View Road	(NAME) P.O. Box 26388	field book: 4D 01122
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Richmond, VA 23260	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ten and no/100---------- DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated August 25, 1986, and filed for record August 27, 1986, in the office of the recorded of deeds of Davidson County, Tennessee, in Book 6960, page 355, and note of even date thereby secured, in the original principal amount of $75,100.00 payable to Commerce Union Bank, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The Grantee further hereby assumes the obligations of Rodney T. Smothers under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedenss above mentioned.

WE, RODNEY T. SMOTHERS AND WIFE, JACQUELINE R. SMOTHERS, THE GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said Jay L. Hoppus and wife, Virginia L. Hoppus the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 69 on the Plan of Jackson's Retreat Phase I, Section II, of record in Book 5200, page 334 and amended in Book 5972, page 96, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Lot.

Being all the same property conveyed to Rodney T. Smothers and wife, Jacqueline R. Smothers by deed from Randall Phillips Builders, Inc. of record in Book 6960, page 352, said Register's Office.

This conveyance is made subject to any and all existing restrictions and easements of record, to the above mentioned Deed of Trust and to 1988 property taxes.

Furthermore, for the consideration above stated herein the Granters transfer, convey and grant all right, title and interest in and to the escrow account and insurance policy held in connection with the above mentioned Deed of Trust which the Grantees assume.

ACCEPTANCE BY PURCHASERS (GRANTEES) EVIDENCED BY SIGNATURE BELOW:

Jay L. Hoppus — Jay L. Hoppus

Virginia L Hoppus — Virginia L. Hoppus

This is improved ( ) ~~unimproved~~ property, known as 1125 Jackson's View Road (House Number) (Street)

Hermitage, TN 37076 (P. O. Address) (City or Town) (Zip Code)

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 27th day of September, 19 88.

Rodney T. Smothers — Rodney T. Smothers

Jacqueline R. Smothers — Jacqueline R. Smothers

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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 Rodney T. Smothers and Jacqueline R. Smothers and Jay L. Hoppus and Virginia L. Hoppus

the bargainor, 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 Nashville, this 27th day of September, 19 88.

My commission expires 2-23-1992 Notary Public Ruth Randolph

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1258 09/27 0101 03CHECK 251.03

The actual consideration for this transfer or value of property (whichever is greater) is $ 74,127.88
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jay L. Hoppus

Sworn to and subscribed before me this 27th day of September, 19 88.

My commission expires 2-23-1992 Notary Public Ruth Randolph

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Atty., 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

WARRANTY DEED

FROM
Rodney T. Smothers and wife,
Jacqueline R. Smothers

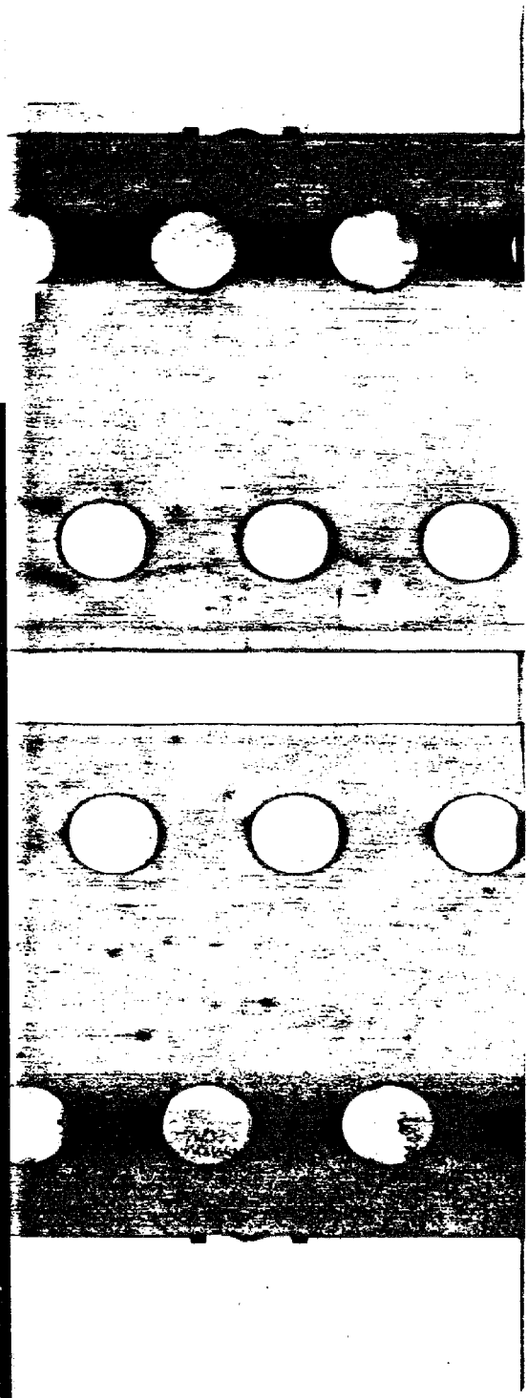
TO
Jay L. Hoppus and wife,
Virginia L. Hoppus

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

SEP 27 2 37 PM '88

RECEIVED FOR RECORD

7111 94



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 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	74127.88
CON TX	244.53
PRFEE	0.50
WDEED	6.00
TOTAL	251.03
CHECK	251.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1258

7 1 1 9 4

SEP 27 2 37 PM '88

No. 138219