VIII-D/SA 12 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

WARRANTY DEED BOOK 7819 PAGE 959

Address New Owner(s) as follows: PRESTON W. HOOPER
P. O. Box 106, McEwen TN 37101

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map No. 76, Parcel No. 57 Field Book No.

For and in consideration of the sum of SEVENTY SEVEN THOUSAND FOUR HUNDRED FIFTY FOUR and no/100------ ($ 77,454.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, IRENE STEVERSON, CHARLIE ROY CAMPBELL and wife, ALBERTA CAMPBELL, SALLY BEULAH ALEXANDER, CHARLES JORDAN, LURLENE DAVIS, LAWRENCE DILLARD and wife, VIVIAN V. DILLARD, WILLA GARDNER and husband, DAVID A. GARDNER, JR., and DONNA DILLARD, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto PRESTON W. HOOPER, hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as Tulip Grove Road, Hermitage TN 37076.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PRESTON W. HOOPER, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind themselves/their heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Grantors represent and warrant that the above described property does not constitute homestead, their homestead being located elsewhere.

The said VIVIAN V. DILLARD and DAVID A. GARDNER join in this conveyance conveying any and all spousal rights they may have in and to said subject property.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have duly executed this Warranty Deed on the 18th day of April 1989.

Irene Steverson
IRENE STEVERSON

Charlie Roy Campbell
CHARLIE ROY CAMPBELL

Alberta Campbell
ALBERTA CAMPBELL

Sally Beulah Alexander
SALLY BEULAH ALEXANDER

Charles Jordan
CHARLES JORDAN

Lurlene Davis
LURLENE DAVIS

Lawrence Dillard
LAWRENCE DILLARD

Vivian V. Dillard
VIVIAN V. DILLARD

Willa Gardner
WILLA GARDNER

David A. Gardner Jr.
DAVID A. GARDNER, JR.

Donna Dillard
DONNA DILLARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 77,454.00 .

Affiant

Subscribed and sworn to before me this 18th day of April 1989.

Notary Public

My commission expires: 20 May 1992

EXHIBIT A BOOK 7819 PAGE 961

Being Lot No. 2 on the ReSubdivision of Lot 1, Lot 3 and Reserve Parcel "A" of the ReSubdivision of the Etherly Estate, Tulip Grove Road, Hermitage, Davidson County, Tennessee, as shown of record in Plat Book 6900, page 832, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to wit:

BEGINNING at an iron pin in the easterly margin of Tulip Grove Road, common corner Lots Nos. 1 and 2; thence, leaving Tulip Grove Road and along the common boundary line Lots Nos. 1 and 2, South 83° 45' East 292.17 feet to an iron pin; thence South 85° 24' East 254.75 feet to an iron pin; thence South 3° 54' West 484.03 feet to an iron pin; thence South 57° 06' West 128.07 feet to an iron pin; thence South 74° 43' West 80 feet to an iron pin; thence South 88° 56' West 80 feet to an iron pin; thence North 86° 33' West 70.47 feet to an iron pin; thence North 17° 59' West 580.50 feet to a concrete monument on the easterly margin of Tulip Grove Road; thence along the easterly margin of Tulip Grove Road 71.48 feet to the point of beginning, and containing 5.95 acres, more or less.

Being the same property vested in James Lee Etherly by deeds of record in Book 888, Page 383 H, and Book 1101, Page 603, both Register's Office for Davidson County, Tennessee, and vested in James Lee Etherly and wife, Lizzie C. Etherly, as tenants by the entireties, by Warranty Deed of record in Book 4118, Page 617, said Register's Office.

The said James Lee Etherly died 29 December 1985.

The said Lizzie C. Etherly died testate on 23 January 1988.

The said real property is vested in the following by Last Will and Testament of Lizzie Lou Etherly, being one in the same person as Lizzie C. Etherly, admitted to Probate in the Probate Court for Davidson County, Tennessee, on 19 February 1988, as shown of record in Will Book 161, Page 831, Probate Clerk's Office, to wit:

1. Irene Steverson
   282 Needmore Road
   Old Hickory, TN 37138

2. Charlie Roy Campbell and wife, Alberta Campbell
   Street Address
   City and State

3. Sally Bulah Alexander
   2311 Booker Street
   Apartment A
   Nashville, TN 37208

4.(1) Charles Jordan
   830 Taylor Street
   Nashville, TN 37208

(2) Lurlene Davis
   1517 Pineview Drive
   Nashville, TN

(3) Lawrence Dillard
   Street Address
   City and State

(4) Willa Gardner
   1842 Willow Spring Drive
   Nashville, TN 37216

(5) Donna Dillard
   2915 Lee Davis Road
   Nashville, TN 37216

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainor, IRENE STEVERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 13th day of April 1989.

Notary Public

My commission expires 20 May 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainors, CHARLIE ROY CAMPBELL and wife, ALBERTA CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 13th day of April 1989.

Notary Public

My commission expires 20 May 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainor, SALLY BEULAH ALEXANDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 13th day of April 1989.

Notary Public

My commission expires 20 May 1992

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and seal at Nashville, Tennessee this 13th day of April 1989.

Notary Public

My commission expires 20 May 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainor, LURLENE DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 18th day of April 1989.

Notary Public

My commission expires 20 May 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainors, LAWRENCE DILLARD and wife, VIVIAN V. DILLARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 18th day of April 1989.

Notary Public

My commission expires 20 May 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainors, WILLA GARDNER and husband, DAVID A. GARDNER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 18th day of April 1989.

Notary Public

My commission expires 20 May 1992

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainor, DONNA DILLARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 18th day of April 1989.

Notary Public

My commission expires 20 May 1992

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, 216 Third Avenue, North, P. O. Box 2512, Nashville TN 37219-0512

EXHIBIT _____

1. 1989 Metro taxes, Map-Par. No. 76-0-153, 76-0-154 and 76-018, Field Book Nos. 4D-06642, 4D 06643 and 4D-06645, listed to James L. Etherly et ux, a lien, but not yet due and payable.

2. If improvements are completed after 1 January of any year, the law requires supplemental assessment for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Sections 67-5-603, et seq.

3. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated, Section 67-5-1001 through 67-5-1010.

4. Plan of record in Book 6900, page 832, said Register's Office, shows an Owner's Certificate, a 5-feet right-of-way dedication along the easterly margin of Tulip Grove Road, a 10-feet easement for public utility and drainage purposes along one-half (1/2) of the northerly line (with the exception of the common boundary with Lot No. 1) and the easterly line, an eight (8) feet public utility drainage easement along the southerly line, which is a broken line, a ten (10) feet public utility and drainage easement along a portion of the westerly line, a 20-feet public utility and drainage easement located along the most northwesterly line, an ingress and egress easement along the southerly line, which is a broken line, certain notes and specifically, the following notes, to wit:

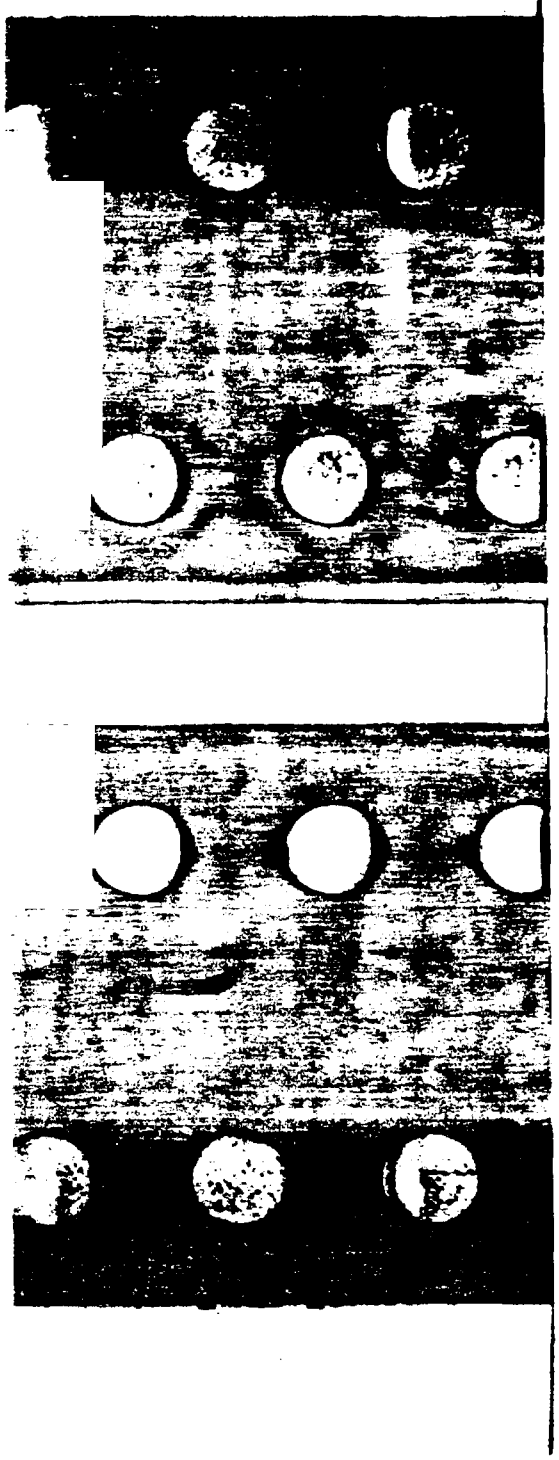
"An easement is dedicated and reserved on Lot 2 for the existing and future sewage disposal system for the residence on Lot 1 until a sanitary sewer is available. When sanitary sewers become available and the residence on Lot 1 is connected thereto, the easement for sewage disposal reserved on Lot 2, the servient estate, shall be extinquished and cease to exist; and Lot 2 shall be released from the burden and/or encumbrance thereof."

"Not a building site until sanitary sewer is available."

25990

APR 19 9 18 AM '89

7050 04/19 0101 03CHECK 277.25



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7819 PAGE 966

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	77454.00
CON TX	255.75
PRFEE	0.50
WDEED	21.00
TOTAL	277.25
CHECK	277.25

04/19/89 01 09:23 0001 7050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25990

IDENTIFICATION REFERENCE

Apr 19 9 18 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 201423