48 2

FORM No. WD-1

BOOK 8401 PAGE 969

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 91

Notary Public

MY COMMISSION EXPIRES: 1/11/92

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE & TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven J. Sperring	Third National Bank	
(NAME)	(NAME)	
2221 Old Hickory Blvd.	201 Fourth Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, TN 37244	
(CITY) (STATE) (P.O. ZIP)	(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, J. Marvin Hopper and Anita Hopper, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven J. Sperring and wife, Deborah M. Sperring

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRITION.

Subject to restrictions of record in Book 3508, Page 247, and Book 3644, Page 186, Easement in Book 7932, Page 13, Book 7609, Page 339; terms in Book 6654, Page 826, said Register's Office.

32346

IDENTIFICATION REFERENCE

Jul 22 9 40 AM '91

FEE $ [illegible]

unimproved ( ) This is improved (XX) property, known as 2221 Old Hickory Blvd., Nashville, TN 37215
(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 hand s this 16th day of July, 19 91

J. Marvin Hopper

Anita Hopper

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Marvin Hopper and Anita Hopper

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 16th day of July, 1991

Elizabeth Jones

Notary Public

My commission expires: 11/6/92

DEED

FROM

TO

Realty Title

Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

3434 07/22 0101 03CHECK 1675.00

TRACT I - (Parcel 158-66)

A tract of land in 7th Civil District of Davidson County, Tennessee, being Tract No 1 of the Manson Rowan Property, being a revision of the Alexander Property located on Old Hickory Boulevard, described as follows:

Beginning at an iron pin in the southerly right-of-way of Old Hickory Boulevard, being 50 feet easterly from the northeast corner of H. C. Pearson property, as of record in Book 1031, Page 197, Register's Office; thence with said right of way of Old Hickory Boulevard, easterly with a 3053.2 foot radius curve right a distance of 190.06 feet to an iron pin; thence continuing with said right of way, south 71 deg. 35' east a distance of 58 feet to an iron pin; thence leaving said right of way of Old Hickory Boulevard, south 14 deg. 30' west a distance of 1065.6 feet to an iron pin; thence south 70 deg. 49' west a distance of 152.97 feet to an iron pin; thence north 7 deg. 07' east a distance of 670.15 feet to an iron pin; thence north 10 deg. 33' east a distance of 498.10 feet to the point of beginning, according to a survey made by Turner Engineering Company, dated February 28, 1969.

TRACT II - (Parcel 157-014)

Land in the 7th Civil District of Davidson County, Tennessee, and a portion being located in Williamson County, Tennessee, according to a survey of Tract 9 from Map as of February 1963, showing overlap of Tract No. 1 of survey of February, 1969, by others, made by Geo. W. Watkins, Surveyor, dated February 16, 1974, as follows:

Beginning at a point in Pearsons East boundary line, said point is in the southerly margin of a 50 foot proposed road, and 1191 feet, south 7 deg. 07' west of the center of Old Hickory Boulevard; thence with said margin south 82 deg. 53' east 18.9 feet to the beginning of a curved line to the left having a radius of 580.6 feet; thence with said curved line eastwardly 171.1 feet to the northwest corner of Lot No. 10; thence with the lot line of Lots 9 and 10, south 9 deg. 45' east 404.3 feet to the southwest corner of said Lot No. 10 and being an iron pin in a fence line; thence with said fence line, south 69 deg. west 30.3 feet to a point in the northerly margin of a lane; thence with said margin, north 80 deg. west 373.3 feet to Pearsons southeast corner; thence with Pearson east boundary line north 7 deg. 07' east 360 feet to the point of beginning.

Tracts I and II being the same property conveyed to J. Marvin Hopper and Anita Hopper, as tenants in common, by deed from Paul P. Griffin and wife, Margaret Griffin, of record in Book 5784, page 678, Register's Office for Davidson County, Tennessee.

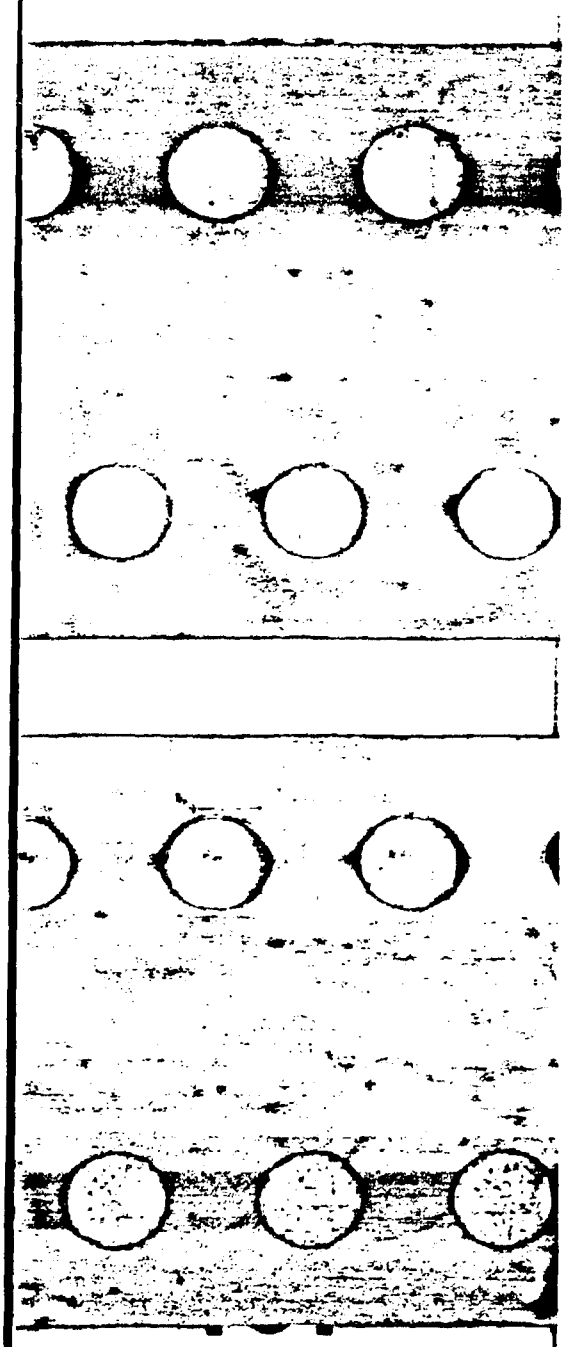
TRACT III- (Parcel 158-69)

A tract of land in the 7th Civil District of Davidson County, Tennessee, beginning at an iron pin in the southerly margin of the right-of-way of Old Hickory Boulevard, being the northwestern corner of Tract 1 according to a survey made by Turner Engineering Company, dated February 28, 1969 thence along the westerly border of Tract 1 South 10 deg. 33' West 498.1' to an iron pin, thence South 7 deg. 07' West, 670.15' to an iron pin that is in the northerly margin of a proposed roadway on said survey, thence South 70 deg. 49' West 22.31 to an iron pin, thence North 7 deg. 07' East 1,184.73' to an iron pin that is on the southerly margin of the right-of-way of Old Hickory Blvd. thence with said right-of-way easterly with a 3,053.0' curve right a distance of 50' to the point of beginning.

Being the same property conveyed J. Marvin Hopper and Anita Hopper, as tenants in common, by deed from Manson M. Rowan and wife, Patricia Rowan, and John Rowan, of record in Book 6229, page 87, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THIS CONVEYANCE IS THE FOLLOWING:

The portion of the road referred to in the deed from Frank Englert, Jr. and wife, Margaret Pilkerton Englert to Manson M. Rowan et al of record in Book 3832, Page 417, lying between Metropoltian Tax Map 158 Parcel 66 and Metropolitan Tax Map 157, Parcel 14, which property was conveyed to J. Marvin Hopper and Anita Hopper, as tenants in common, by quitclaim deed from Manson M. Rowan and wife, Patricia Rowan, of record in Book 6229, page 85, Register's Office for Davidson County, Tennessee.



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 450000.00
CON TX 1665.00
PRFEE 1.00
WDEED 9.00
TOTAL 1675.00
CHECK 1675.00

07/22/91 01 09:44 0001 3434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32346.

IDENTIFICATION REFERENCE

JUL 22 9 40 AM '91

No. 442421