BOOK 9514PG111

This instrument has been prepared by:
Vicki L. Green #010456
Attorney at Law
P.O. Box 373
Millington, Tennessee
(901) 872-7445

128-9
26

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 7TH day of November, 1994, by and between R.M. Clemens,and Janeen West Igou Clemens hereinafter referred to as the "Grantor", and Michael Hopkins, and wife, Rita Hopkins, hereinafter referred to as "Grantee", and

WITNESSETH, That, for and in consideration of Ten Dollars ($10.00), cash in hand and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of B.V. 1776 Estates, of record in Book 5050, page 76, Register's Office for said County.

Said Lot No. 35 fronts 175 feet on the northerly side of Harpeth Valley Drive and extends back 165 feet on the westerly line and 260 feet on the easterly line to a dead line, which is a broken line, measuring 211.49 feet thereon.

Being the same property conveyed to R.M. Clemens and wife, Janeen West Igou Clemens, by deed of record from Stacey O. Hughes and wife, Betty Joe Hughes, of record in Book 8163, Page 532, Register's Office for Davidson County, Tennessee, and the same property awarded to R.M. Clemens as a result of the Divorce Decree entered June 28, 1994, in the Circuit Court of Shelby County, Tennessee, under Docket #142432-1 R.D.

This is improved property known as 305 Harpeth Valley Road, Nashville, Tennessee.

To have and to hold the said real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for the first deed of trust held by R.M. Clemens, securing the purchase money for said property, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "Grantor" or "Grantee", as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor on the day and date first above written.

Janeen W Igou POA for — R. M. Clemens

JANEEN IGOU WEST CLEMENS — **R. M. CLEMENS**
Grantor — Grantor

Janeen Igou West Clemens

****

STATE OF Tennessee

COUNTY OF Davidson

5550 11/07 0101 03CHECK 578.80

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared R.M. CLEMENS, and JANEEN IGOU WEST CLEMENS to me known to be the persons described herein as Grantor, and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office this the 7th day of November, 1994.

Stacy A Green
Notary Public

My Commission Expires JAN. 27, 1998
Commission Expiration

****

RAH
fax
more
305 pages

BOOK 9514 PG 112

Property Address: ~~3105~~ Harpeth Valley Road, Nashville, Tennessee

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)

Michael B Hopkins
305 Harpeth Valley Road
Nashville, TN 37221

State Tax: _____ $_____

Register's Fee _____ _____

Recording Fee _____ _____

Total _____ _____

T.G. #

Return to: Michael & Rita Hopkins
305 Harpeth Valley Road
Nashville, TN

I hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of property transferred, whichever is greater, is $154,000.00, which amount is equal to or greater than the amount for which the property transferred would command at a fair and voluntary sale.

Michael B Hopkins

AFFIANT

Subscribed and sworn to before me this the 7th day of Nov, 1994.

Kim Le Nate

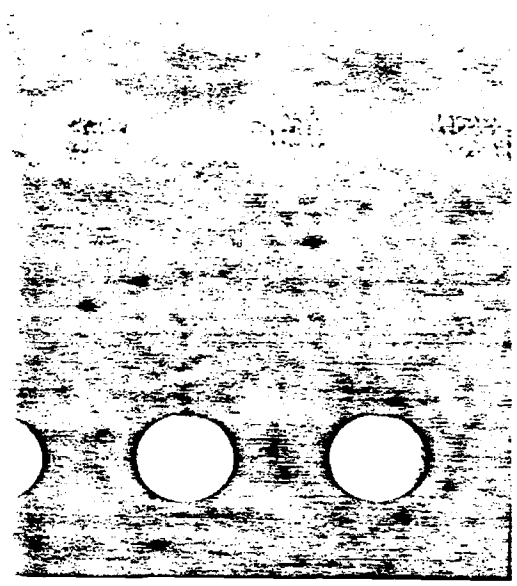
~~Notary Public~~ Deputy Register

~~Commission expiration:~~ _____

06832
IDENTIF. ↑ REFERENCE

94 NOV -7 PM 1:48

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

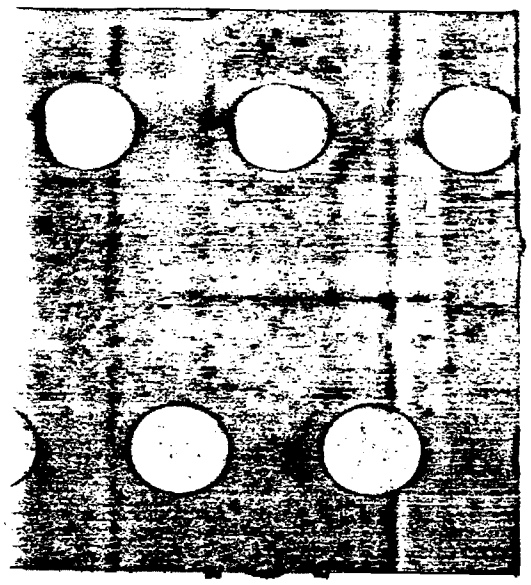
RECEIVED OF _____

FOR _____

BOOK 9514PG113

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 154000.00
CON TX 569.80
PRFEE 1.00
WDEED 8.00
TOTAL 578.80
CHECK 578.80

11/07/94 01 13:48 0001 5550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06832
IDENTIF. ↑ REFERENCE

94 NOV -7 PM 1:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851827