[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Kevin A. Hopkins	First American National Bank	MAP and PARCEL
[	Attn: Tax Dept.	
[628 Harpeth Parkway East	First American Center	192-15-36
[Nashville, TN 37221	Nashville, TN 37237	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mark W. Teague and Melisa G. Teague, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Kevin A. Hopkins, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section 1, Harpeth Valley Park, of record in Book 3600, Pages 93 and 94, Register's Office for said county.

Said Lot No. 116, which is a corner lot, fronts 120.1 feet on the southerly margin of Harpeth Bend Drive and fronts 144.7 feet on the easterly margin of Harpeth Parkway East, said frontages being joined by a curve having a length of 39.06 feet, and extends back 134.1 feet on the southerly line and 135.0 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Mark W. Teague and wife, Melisa G. Teague by warranty deed from Paul Wendell Phillips and wife, Mary Ann Phillips of record in Book 7853, Page 9, Register's Office, Davidson County, Tennessee.

This is property with a common address of 628 Harpeth Parkway East, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 3600, Pages 93-94, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3857, Page 858, and in Book 3866, Page 656, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $138,000.00]
[Kevin A. Hopkins]
[Affiant]
[Subscribed and sworn before me this 16th day of May, 1996.]
[ ]
[My Commission Expires: July 14, 1999 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

BOOK 10061 PG 80

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **16th** day of **May, 1996.**

Mark W. Teague

Melisa G. Teague

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Mark W. Teague and Melisa G. Teague, husband and wife** , with whom I am personally acquainted, or who 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,**, Tennessee, this **16th** day of **May, 1996.**

Notary Public
My Commission Expires: July 19, 1999

File No. 9605-218

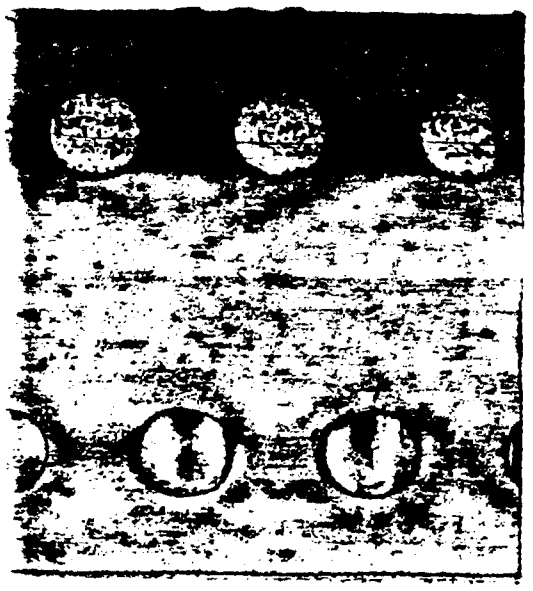
0185178

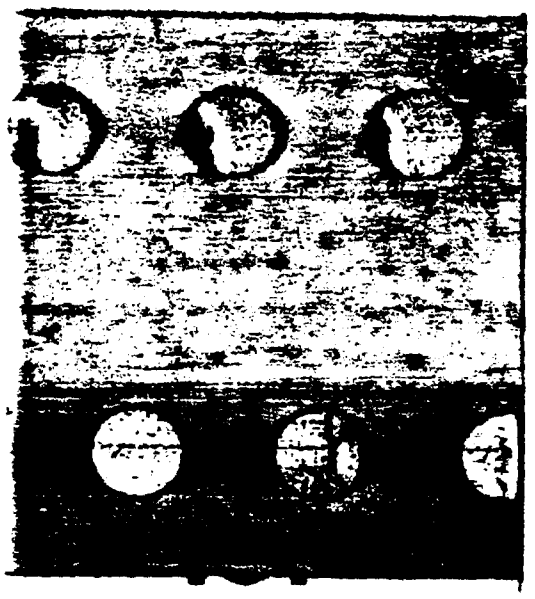
IDENTIF. & REFERENCE

96 MAY 24 PM 2:55

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5352 05/24 0101 03CHECK 519.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10061 PG 81

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 138000.00
CON TX 510.60
PRFEE 1.00
WDEED 8.00
TOTAL 519.60
CHECK 519.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/24/96 01 13:00 0001 3352

0185178
IDENTIF. ↑ REFERENCE

96 MAY 24 PM 2:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043274