Box 49 Pg

FOR RECORDING PURPOSES

LTIC File Number: 31869

BOOK 10105 PG 486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $360,000.00

THOMAS H. SCOTT NOTARY PUBLIC

LARGE Affiant

Subscribed and Sworn to before me, this the 26th day of JUNE, 1996

Notary Public

My Commission Expires Dec. 20, 1999

Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
PAUL S. HOPMEIER ET UX 119 WENTWORTH AVENUE NASHVILLE, TN 37215	PNC MORTGAGE CORP. OF AMERICA 320 INTERSTATE NORTH PARKWAY SUITE 300 ATLANTA, GA 30339	116-16-B-10

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Karen C. Francis, unmarried

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul S. Hopmeier and wife, Sondra L. Hopmeier

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:

LAND in Davidson County, Tennessee, being Lot No. 10, on the Plan of Second Revision of The Iroquois of Nashville, as shown on plat of record in Plat Book 6900, page(s) 61 and 62, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Karen C. Francis, by Deed of Record in Book 8766, page 71, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to easements and restrictions of record and taxes for current year.

9382 07/01 0101 03CHECK 1341.00

0198668
IDENTIFICATION REFERENCE

96 JUL -1 PM 1:44
REGISTER
DAVIDSON COUNTY, TENN.

THIS IS (XX) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS 119 Wentworth Avenue (HOUSE NUMBER) (STREET) Nashville, Tennessee 37215 (STATE)

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, this 19th day of June, 19 96

Karen C. Francis
Karen C. Francis

Ernie Francis

BOOK 10105 PG 487

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Karen C. Francis

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at _____, ~~Tennessee~~ on this the 19th day of June, 19 96.

Commission Expires: CASIMERA L. JUSKO NOTARY PUBLIC - MACOMB COUNTY, MI ACTING IN OAKLAND CO., MI MY COMMISSION EXPIRES 12/19/99

Casimera L. Jusko
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

FURNISHED BY:
Lawyers Title Insurance Corporation

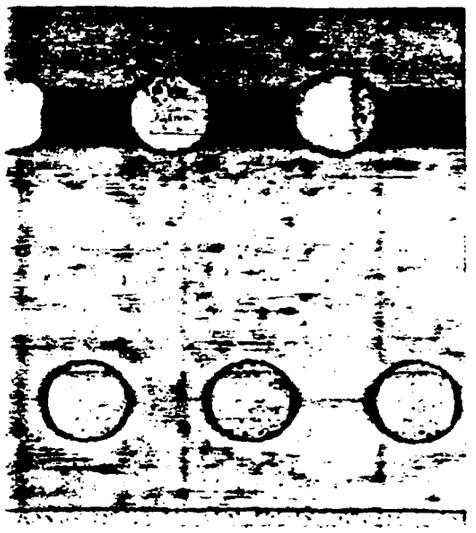
424 Church Street, Suite 200
Nashville TN 37219

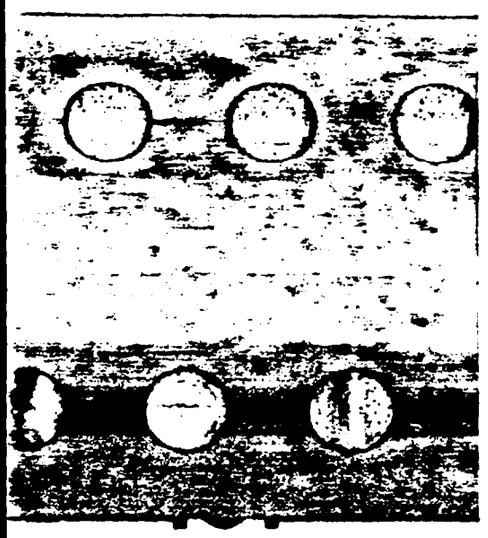
104 Woodmont Blvd., Suite 201
Nashville TN 37205

WARRANTY DEED

FROM:

TO:





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10105 PG 488

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
				360000.00
				CON TX 1332.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 1341.00
				CHECK 1341.00
			07/01/96	01 13:47 0001 9882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198668 IDENTIF. / REFERENCE

96 JUL -1 PM 1:44

FELIX Z. WILSON
DAVIDSON CO. TN. REGISTER

No. 1057622