1873

This Instrument Prepared From
Information Furnished By The Parties

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 11237 PAGE 722

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **December, 1998** between HENRY T. SLAUGHTER and HAZEL M. SLAUGHTER, HUSBAND AND WIFE, and , GRANTORs, and THOMAS L. HOPPER and MARTHA S. HOPPER, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, HENRY T. SLAUGHTER and HAZEL M. SLAUGHTER, HUSBAND AND WIFE, and , hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto THOMAS L. HOPPER and MARTHA S. HOPPER, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1083 ZOPHI STREET, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTORs further covenant that this property is not their marital residence.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
HENRY T. SLAUGHTER Signature of Seller

_____
HAZEL M. SLAUGHTER

5914 12/04 0101 03CHECK 237.00

98 DEC -4 PM 1:43

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0520952

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HENRY T. SLAUGHTER and HAZEL M. SLAUGHTER, HUSBAND AND WIFE, the within named bargainor, 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, at office, this **2nd** day of December, 1998.

Denise C. Allen
Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

THOMAS L. HOPPER and MARTHA S. HOPPER, HUSBAND AND WIFE
1083 ZOPHI STREET
NASHVILLE, TN 37216

Property Address:

1083 ZOPHI STREET
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

THH, JSR

Map & Parcel #: MAP 72-6, PARCELS [redacted] 172

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$60,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Thomas L. Hopper, Sr.
Affiant Martha S. Hopper

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **December, 1998.**

Denise C. Allen
Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 45 and the Easterly 25 feet of Lot No. 46 on the revised and corrected map of Subdivision of Casper Zophi's Place, as of record in Book 547, pages 21 and 22, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Thomas Street, at a point 25 feet West of the corner of lots Nos. 45 and 46; thence with the southerly margin of said street, easterly 75 feet; thence southwardly and parallel with the line between lots Nos. 45 and 46 162 feet, more or less, the northerly margin of Zophi's Street; thence with the northerly margin of said Zophi's Street, westwardly 75 feet to a point 25 feet west of the corner of lots Nos. 45 and 46; thence northwardly and parallel with the line between said two lots 162 feet, more or less, to the beginning.

BEING the same property conveyed to HENRY T. SLAUGHTER and HAZEL M. SLAUGHTER, HUSBAND AND WIFE, by Trustee's Deed of record from JERRY W. HAMLIN, SUBSTITUTE TRUSTEE, of record in in Book 11216, page 704, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

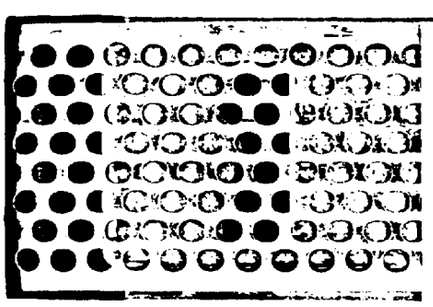
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable.

2. All matters as set forth on the Plan of record in Plat Book 547, pages 21 and 22, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Any and all other matters appearing of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

9

RECEIVED OF _____

FOR _____

BOOK 11237 PAGE 725

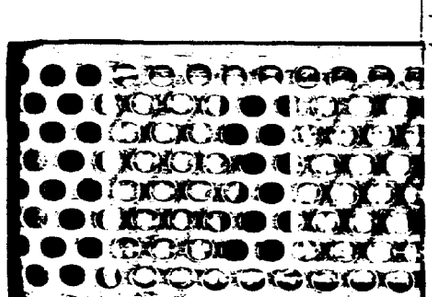
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 237.00
CHECK 237.00

12/04/98 01 13:44 0001 5914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0520952
IDENTIF. ↑ REFERENCE

98 DEC -4 PM 1:43

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380920