BOOK 11619 PAGE 429

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: 3-25-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Viars	"New Owner"	116-16B
(NAME)	(NAME)	
119 Wentworth Avenue		10CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		7DA 91188
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Paul S. Hopmeier and wife, Sondra L. Hopmeier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Viars, unmarried

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 Iroqouis 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.

0051 08/13 0101 03CHECK 1343.00

Being the same property conveyed to Paul S. Hopmeier and wife, Sondra L. Hopmeier by deed from Karen C. Francis, unmarried of record in Book 101015, page 486, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Declaration of covenants, conditions and restrictions of record in Book 6657, page 683, Book 6684, page 243, and Book 6820, page 732, said Register's Office.

The Plan of record in Book 6900, page 61 and 62, Register's Office for Davidson County, Tennessee shows an Owners Certificate, a 20/5 foot minimum building setback line from Front and Rear/Sides and a 10/20/5 foot easement for public utility and drainage along the Front/Rear/North line(s) and a 8" sewer line running through rear of said lot.

This instrument is being executed in behalf of Paul S. Hopmeier pursuant to a Power of Attorney executed by same on the 10th day of August, 1999, and being filed for record simultaneously herewith.

This instrument is being executed in behalf of Sondra L. Hopmeier pursuant to a Power of Attorney executed by same on the 10th day of August, 1999, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 119 Wentworth Avenue, Nashville, Tennessee 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 12th day of August 19 99

Paul S. Hopmeier
By: Linda S. Harris, Attorney-in-fact

Sondra L. Hopmeier
By: Linda S. Harris, Attorney-in-fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that theyexecuted the within instrument for the purposes therein contained Witness my hand and official seal at Brentwood, Tennessee, this _____ 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 _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 12 day of AUGUST, 19 99, personally appeared before me, LINDA S. HARRIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of PAUL S. HOPMAIER and SANDRA L. HOPMAIER and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 12 day of August, 19 99

My commission expires 5-2-01

Notary Public

NOTARY PUBLIC AT LARGE

IDENTIF. # REFERENCE

99 AUG 13 PM 3:51

RECEIVED
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

062434

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11619 PAGE 431

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0624313

IDENTIF. ↑ REFERENCE

99 AUG 13 PM 3:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

CAMT	
	360000.00
CON TX	1332.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1343.00
CHECK	1343.00

08/13/99 01 15:50 0001 6091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506349