BOOK 4059 PAGE 996

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
X. Arthur Thomas Hoffman and wife, Patricia S. Hoffman	~~Same~~ Advance Mortgage Corp. (NAME)	Map 84-8
2905 Fernbrook Lane (STREET ADDRESS OR ROUTE NUMBER)	Fifth Floor - First National Bldg. (STREET ADDRESS)	Par. 51
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Detroit (CITY) Michigan (ZONE) (STATE)	3D 40

For and in Consideration of the sum of TEN ($10.00) ---------- *DOLLARS*

and other good and valuable consideration, cash in hand paid by X. Arthur Thomas Hoffman and wife, Patricia S. Hoffman, receipt of all of which is hereby acknowledged,

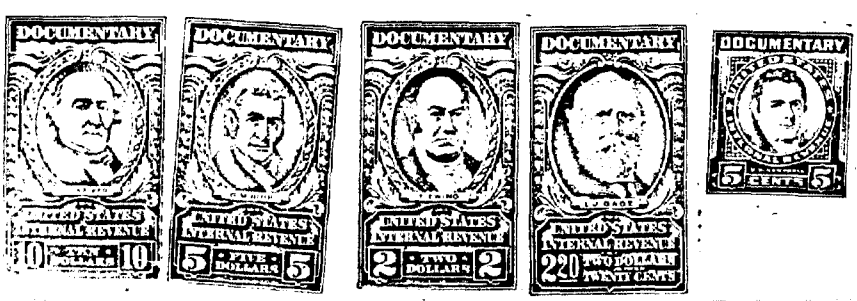
we, William W. Avera, Jr. and wife Lela Evelyn Avera

have bargained and sold, and by these presents do transfer and convey unto the said X. Arthur Thomas Hoffman and wife, Patricia S. Hoffman *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. 213 on the Plan of Lincoga Hills Subdivision, Section 7, of record in Book 2331, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 213 fronts 100 feet on the southerly side of Fernbrook Lane and runs back 200 feet on the easterly side and 143.6 feet on the westerly side to a broken line in the rear which measures 124.5 feet.

Being the same property conveyed to William W. Avera, Jr. and wife, Lela Evelyn Avera, by deed from R. W. Cravens Company, Inc., of record in Book 2930, page 113, Register's Office for Davidson County, Tennessee.



This is unimproved ( ) improved (X) property, known as 2905 Fernbrook Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arthur Thomas Hoffman and wife, Patricia S. Hoffman, their *heirs and assigns, forever.*

And we *do covenant with the said* Arthur Thomas Hoffman and wife, Patricia S. Hoffman *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.,* except for 1966 taxes which are to be pro-rated and assumed by grantee.

And William W. Avera, Jr. and wife Lela Evelyn Avera *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Arthur Thomas Hoffman and wife, Patricia S. Hoffman, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* September, *19*66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William W. Avera, Jr.

Lela Evelyn Avera

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ FULTON

Personally appeared before me, Sybil L. Wells, a Notary Public in and for said County and State, the within named William W. Avera, Jr., and wife, Lela Evelyn Avera

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sandy Springs, ~~Tennessee~~ GEORGIA, this 15th day of October, 1966.

Sybil L. Wells, Notary Public.

Notary Public, Georgia, State at Large
My Commission Expires May 5, 1970

Commission Expires ✓

STATE OF.....
COUNTY OF.....

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

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

William W. Avera, Jr. and wife

Lela Evelyn Avera

TO

Arthur
X. Thomas Hoffman and wife,

Patricia S. Hoffman

STATE TAX $ 26.25
PROBATE .50
TOTAL $ 26.75

SEP 23 1966
PAID SEP 23 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

44813

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

Sep 23 9 38 AM '66

NOTED, BOOK 1155 PAGE 999
RECORDING FEE $ 2.00
DEP. REG. ____

BOOK 4059 PAGE 999

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Prepared by Bass, Berry & Sims
Nashville, Tennessee