WARRANTY DEED

BOOK 4240 PAGE 644

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary G. Adkison et ux	Kimbrough-Kavanaugh Assoc.	Map 75-13
(NAME:) 302 Bonnacroft Drive	(NAME:) 406 James Robertson Pkwy.	Pac. 185
(STREET ADDRESS OR ROUTE NUMBER) HERMITAGE Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pat

For and in Consideration of the sum of ----Ten ---------- ($10.00) -------and 0/100ths ---------- *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations including the Grantees agreement to pay according to its terms, the balance of the indebtedness in the current principal balance $11,912.58 payable at Kimbrough-Kavanaugh & Associates, Nashville, Tennessee more fully described in and secuted by Deed of Trust as recorded in Book 3092, page 413 in the Register's Office, Davidson County, Tennessee, we, John D. Hoffman and wife, Marguerite M. Hoffman *have bargained and sold, and by these presents do transfer and convey unto the said* Gary G. Adkison and wife, Linda F. Adkison, 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. 91 on the Plan of Hermitage Hills Subdivision, of record in Book 2900, pages 48 and 49, Register's Office for said County.

Said Lot No. 91 fronts 75.0 feet on the southwesterly margin of Bonnacroft Drive and extends back between lines measureing 150.0 feet on the northwesterly side and 154.6 feet on the southeasterly side to a dead line in the rear on which it measures 75.0 feet.

Being the same property conveyed to John D. Hoffman and wife, Marguerite M. Hoffman, by deed from Cumberland Valley Builders, Inc., of record in Book 3096, page 99, said Register's Office.

This Instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

This is (unimproved ( ) / improved (X)) property, known as 302 - BONNACROFT DR. HERMITAGE TENN.
(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 Gary G. Adkison and wife, Linda F. Adkison, their *heirs and assigns, forever.*

And we *do covenant with the said* Gary G. Adkison and wife, Linda F. Adkison *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,* and the Grantors do hereby assign and set over unto the Grantees all of their right, title, and interest in escrow deposits ~~and insurance policies affecting said property~~. *And* we, John D. Hoffman and wife, Marguerite M. Hoffman *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gary G. Adkison and wife, Linda F. Adkison, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 5th *day of* June, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John D. Hoffman

Marguerite M. Hoffman

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* John D. Hoffman and wife, Marguerite Hoffman

the within named bargainor S, 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 Nashville, Tennessee
this 5th *day of* June, *19* 68.

J. D. Turner
Notary Public

My Commission Expires Oct. 31, 1971
Commission expires

My Commission Expires Oct. 31, 1971

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 ...

$ 00459

IDENTIF. REFERENCE

JUN 5 2 18 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-5	CONV	15,212.58			
JUN-5	S'TAX		A*	39.52	
JUN-5	PRICEE		A*	.50	
JUN-5	WDEED		A*	3.00	* 43.02

WARRANTY DEED

FROM
JOHN D. HOFFMAN et ux

TO
GARY G. ADKISON et ux

The actual consideration for this transfer or value of property whichever is greater) is $15,212.58.
This is ... for ... than the property would bring at a Bona Fide Sale.
Sworn to ... before me this 5th day of June, 1968
Notary Public
My Commission Expires Oct. 31, 1971

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE