THIS INSTRUMENT PREPARED BY JIM H. WACHTER, ATTORNEY, 330 So. Gallatin Road South, Madison, Tennessee Mail Tax Notices to Mar. 33-15

WARRANTY DEED BOOK 4416 PAGE 909 MADISON TITLE COMPANY

Pd. 27 pd

For and in consideration of the sum of Ten ---------- **DOLLARS ($** 10.00 **),**

and the payment of ($528.44), to the Mortgagee First and Mid-South Mortgage Company, and the assumption by the grantee herein, to be named below, of the existing encumbrance evidenced by Deed of Trust, recorded in Book 4270, Page 833, Register's Office, Davidson County, Tennessee, which payment of ($503.44) thereof by the grantee herein, represents the loan payment arreages and delinquent charges from February 1, 1970, throug May 31, 1970. That the vendee and grantee herein has agreed to assume the ($14,353.59) principal loan balance as of January 31, 1970, less the principal credit applicable to his payment of ($503.44) on _____ day of May, 1970;

New owners:
Joel A Hoffman
& Deskett Lane
Madison Tenn

Tax Bills:
Same

Douglas Beverly and wife, Nannie Beverly

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Joel A. Hoffman,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in
Davidson **County, State of Tennessee, described as follows:**

Being lot # 237 on the map of Primrose Acres Sub-Division Section 3 as of record in Book 2900, Page 71, Register's Office for Davidson County, Said lot # 237, fronts 90.0' on the southerly margin of Sun Valley Drive and extends back 274.4' on the west line and 289.9' on the east line to a dead line measuring 91.0' thereon, being the same land transfered and conveyed to the grantors herein by Robert C. Weaver, Secretary of Housing and Urban Development, recorded in Book 4270, Page 831, Register's Office Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for the mortgage of the First and Mid-South Mortgage Company, which Deed of Trust is recorded in Book 4270, at Page 833, Register's Office, Davidson County

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 8th **day of** May **, 19** 70

Carol Wachter — Douglas Beverly
Carol Wachter — Nannie Beverly

STATE OF TENNESSEE
COUNTY OF Davidson:

Before me, Jim H. Wachter **, a Notary Public in and for the State and County aforesaid, personally appeared the within named** Douglas Beverly and Nannie Beverly

the 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 Madison **, Tennessee, this, the** 8th **day of** May **, 19** 70

Jim H. Wachter
Notary Public

My commission expires: 4/26/71

STATE OF _____

COUNTY OF _____

BOOK 4416 PAGE 910

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

_____

the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19 ____.

_____

Notary Public

My commission expires:

_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

_____

Notary Public

My commission expires:

WARRANTY DEED

From Douglas Beverly and wife NANNIE BEVERLY

To JOEL A. HOFFMAN

A 77218

IDENTIF. REFERENCE

MAY 12 3 14 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

INSTRUMENT PREPARED BY:
Jim H. Wachter
Attorney at Law
330 So. Gallatin Road
Madison, Tennessee

~~MADISON TITLE COMPANY~~
~~533 Gallatin Rd.~~
Madison, Tennessee

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $14,353.59. Affiant Joel A. Hoffman

Subscribed and sworn to before me this 12 day of May 19 70

Deputy Register A. B. Rumble

MAY 12 70	CONV	14,353.59			
MAY 12 70	S TAX		A*	37.44	
MAY 12 70	PR FEE		A*	.50	
MAY 12 70	W DEED		A*	3.00	* 40.94