MAIL: RANDOLPH CO. REALTORS 18th Floor Third National Bank Bldg.

This Form furnished by Attorneys Title Company, Inc.

BOOK 4453 PAGE 259

Form No. WD-3

FROM

Earl R. Traylor and wife, Doris S. Traylor

TO

Loren H. Hoffman and wife, Barbara L. Hoffman

For draftsman's use
This instrument prepared by:

Marbut Glenn Gaston, Jr., Attorney
18th Floor
Third National Bank Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loren H. Hoffman, et ux (NAME)	Provident Trust Company (NAME)	MAP 169
Hester Beasley Road (STREET ADDRESS OR ROUTE NUMBER)	210 Union Street (STREET ADDRESS)	PARCEL 74
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	9D-52890

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

OCT 20 8 21 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Oct 19 70

Notary Public

MY COMMISSION EXPIRES: April 27, 1971

(AFFIX SEAL)

A 93565

For and in Consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by Loren H. Hoffman and wife, Barbara L. Hoffman, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, Earl R. Traylor and wife, Doris S. Traylor, hereby sell the hereinafter described real property subject to the unpaid balance of a mortgage held by Provident Trust Company, executed by Harald Nielsen and wife, Margaret F. Nielsen to James B. Turner, Trustee, secured by Deed of Trust of record in Book 3595, page 430, Register's Office for Davidson County, Tennessee, assigned to Kansas City Life Insurance Company of Kansas City, assignment dated June 24, 1963, from Provident Trust Company, of record in Book 3595, page 429, said Register's Office, in the original amount of $14,000.00 on June 21, 1963, AND subject to the unpaid balance of another mortgage held by Harald Nielsen, et ux, executed by Earl R. Traylor and wife, Doris S. Traylor to Albert Wm. Johnson, Trustee, secured by Deed of Trust of redord in Book 4368, page 791, Register's Office for Davidson County, Tennessee, in the original amount of $9,500.00 on September 29, 1969, BOTH of which the grantees agree to assume and pay, according to the terms of said instruments, as evidenced by the acceptance of the conveyance herein;

OCT20 70	CONV	31,500.00				
OCT20 70	S'TAX		A*	81.90		
OCT20 70	PR'FEE		A*	.50		
OCT20 70	W'DEED		A*	4.50	*	86.90

NOW, therefore, we, Earl R. Traylor and wife, Doris S. Traylor,

have bargained and sold, and by these presents do transfer and convey unto the said Loren H. Hoffman and wife, Barbara L. Hoffman, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Medlin September 21, 1969, as follows:

 Form No. WD3a

BEGINNING in the center of Hester Beasley Road; thence from the center of said road, being the southwest corner of the Harald Nielsen Property, thence with the Nielsen line North 41° 08' West 268.35' to an iron pin; thence North 0° 30' West 110.0' to an iron pin; thence South 89° 30' west 935.9' to a point; thence South 8° 00' West 67.16' to a point; thence South 2° 00' East 360.0' to a point; thence North 90° 00' East 142.0' to Baird's northwest corner; thence North 89° 30' East 882.0' to the center of Hester Beasley Road; thence North 44° 10' East 159.77' to the point of beginning. Said tract containing 10.05 acres.

BEING the same property conveyed to Earl R. Traylor and wife, Doris S. Traylor by deed from Harald Nielsen and wife, Margaret Frances Nielsen, of record in Book 4368, page 789, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as Hester Beasley Road, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Loren H. Hoffman and wife, Barbara L. Hoffman, their heirs and assigns, forever.

And we do covenant with the said Loren H. Hoffman and wife, Barbara L. 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 as hereinbefore described and by taxes for 1970 which will be pro rated between the grantors and the grantees.

And we, Earl R. Traylor and wife, Doris S. Traylor do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Loren H. Hoffman and wife, Barbara L. Hoffman, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 16 day of October, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Earl R. Traylor

Earl R. Traylor

Doris S. Traylor

Doris S. Traylor

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 4453 PAGE 261

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named Earl R. Traylor and wife, Doris S. Traylor

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 Nashville, Tennessee, this 26 day of October, 1970

Ruth Randolph, Notary Public

Commission Expires April 29, 1973

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 _____.