BOOK 4466 PAGE 71

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,529.36

Walter Spurlock, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 1970.

Notary Public

MY COMMISSION EXPIRES: 12/12/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Spurlock, Jr. (NAME)	Lovell & Malone, Inc. (NAME)	12D09925
209 Maplewood Lane (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Map 60-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 28

FOR AND IN 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~~, I, BARBARA ANN McNISH HOFFMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER SPURLOCK, JR. AND WIFE, DOROTHY M. SPURLOCK

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 the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Subdivision of the Lands of William Phillips, as of record in Book 57, page 21, Register's Office for said County, and being Lot No. 209 on the unrecorded Map showing the Subdivision of part of said Lot No. 1, and described as follows:

BEGINNING at a point in the center line of Maplewood Lane, at the southwest corner of a lot marked "Denson Home" on said unrecorded survey; thence along the west line of said lot, North 6° 23' East 240 feet to a point; thence North 83° 35' West 64 feet to a corner of Lots Nos. 207 and 209; thence with the line between said lots, South 6° 23' West 240 feet to the center line of Maplewood Lane; thence with the center of said Lane, South 83° 35' East 64 feet to the point of beginning.

BEING the same property conveyed to Barbara Ann McNish Hoffman, who acquired title as Barbara Ann McNish (Divorced), by deed from Hugh D. Galloway and wife, Tamai Galloway, of record in Book 4379, page 113, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Lovell & Malone, Inc., of record in Book 4379, page 115, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This is improved (X) unimproved ( ) property, known as 209 Maplewood Lane, Nashville, Tennessee
(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 my hand this 7th day of December, 1970

Barbara Ann McNish Hoffman

BARBARA ANN McNISH HOFFMAN

BOOK 1466 PAGE 72

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA ANN McNISH HOFFMAN

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of December 19 70

Commission expires 12/12/72

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM BARBARA ANN McNISH HOFFMAN

TO WALTER SPURLOCK, JR. ET UX

A 99013

IDENTIF. REFERENCE

DEC 11 1 27 PM '70

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Return to Box 8
Attorneys Title Co.
112 St. Cloud Bldg.
Nashville, Tennessee 37203

DEC 11 70	CONV	14,529.36			
DEC 11 70	S'TAX		A*	37.70	
DEC 11 70	PR'FEE		A*	.50	
DEC 11 70	W'DEED		A*	3.00	* 41.20