K 4538

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

GROVER M. CAIN and wife,

DOROTHY H. CAIN

TO

WALTER L. HOFFMAN, JR. and

wife, EILEEN O. HOFFMAN

For draftsman's use

This instrument prepared by H. Philip Sadler, Attorney, 2623 Lebanon Road, Donelson, Tennessee 37214.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.-Mrs. Walter L. Hoffman, Jr. (NAME)	First Federal Savings (NAME)	Map 75-7
4404 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 73
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

SEP 20 12 04 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B 3 1 0 8 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 25,299.07 Grover M. Cain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 1971.

Mary F. Courtney
Notary Public

MY COMMISSION EXPIRES: 8/22/72

(AFFIX SEAL)

For and in Consideration of the sum of $10.00----------

Ten and no/100 ---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption by the grantees herein to pay the present unpaid balance of a certain obligation secured by a Deed of Trust, of record in Book 4359, page 578, Register's Office for Davidson County, Tennessee, we,

Grover M. Cain and wife, Dorothy H. Cain,

have bargained and sold, and by these presents do transfer and convey unto the said

Walter L. Hoffman and wife, Eileen D. 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. 187 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County.

Said Lot fronts 75 feet on the northwesterly side of Baton Rouge Drive, and extends back 266.17 feet on the northeasterly line and 317.15 feet on the southwesterly line, which is a broken line, to a dead line in the rear and measures 25 feet, thereon.

Being the same property conveyed to Grover M. Cain and wife, Dorothy H. Cain, by deed from Fischer and Short Construction Company, Inc., of record in Book 4359, page 576, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, easements and setback lines applicable to said property and taxes for the year 1971 which have been prorated and assumed by the grantees.

WD-2

This is { unimproved ( ) / improved (x) } property, known as 4404 Baton Rouge, Hermitage, Tennessee 37076
(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 Walter L. Hoffman, Jr. and wife, Eileen D. Hoffman, their heirs and assigns, forever.

And we do covenant with the said Walter L. Hoffman, Jr. and wife, Eileen D. 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.

And we, Grover M. Cain and wife, Dorothy H. Cain, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter L. Hoffman, Jr. and wife, Eileen D. Hoffman, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 20th day of September, 1971

/ Grover M. Cain

/ Dorothy H. Cain

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grover M. Cain and wife, Dorothy H. Cain, 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 Donelson, Tennessee, this 20th day of September, 1971.

Mary F. Courcey, Notary Public.

Commission expires August 22, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, SEP 20 CONV 28,399.07, a Notary Public of the State and
SEP 20 STAX A* 73.84
County aforesaid, personally appeared SEP 20 RGFEE A* .50
with whom I am personally acquainted, and who upon oath, acknowledged A* 4.00 self to be 78.34
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