This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC- 166283

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-15-90	Mr/Mrs Timothy J. Hoffman same as below	Noel-Palmer Mortgage Company Stahlman Building Nashville, Tennessee 37201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-25686	438 Annex Avenue	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

OCT-4=	CONV	18,500.00			
OCT-4=	S'TAX		A*	48.10	
OCT-4=	PR'FEE		A*	.50	
OCT-4=	W'DEED		A*	4.00	* 52.60

FLOYD MACK HOLLADAY, JR., and wife, GRETCHEN F. HOLLADAY hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TIMOTHY J. HOFFMAN and wife, CARLOTTA F. 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 No. 1072 on the Plan of Charlotte Park, Section 15, as of record in Book 3300, page 75, described as follows:

BEGINNING at a point in the northeasterly margin of Galaxie Drive, said point being the common front corner of Lots Nos. 1072 and 1071; thence northeasterly with the line between said two lots, 119.25 feet to a point which is the common corner of Lots Nos. 1071, 1072 and 1073; thence northwesterly with the line between Lots Nos. 1072 and 1073, 128 feet to a point in the southeasterly margin of Annex Avenue; thence southwesterly along the southeasterly margin of Annex Avenue, 100 feet to a point which is the beginning of a curve to the left; thence southeasterly around said curve having a radius of 25 feet, a distance of 39.3 feet to a point in the northeasterly margin of Galaxie Drive; thence southeasterly with the northeasterly marginof Galaxie Drive, 119.71 feet to the point of beginning.

Being the same property conveyed to Floyd M. Holladay, Jr., and wife, Gretchen F. Holladay, by deed from Hudson & Driver Construction Company, a Tennessee corporation, as of record in Book 3641, page 73.

This conveyance is made subject to restrictions of record in Book 3406, page 142.

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.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of September, 1971.

Gretchen F. Holladay
Gretchen F. Holladay

Floyd Mack Holladay Jr
Floyd M. Holladay, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4542 PAGE 42

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Floyd M. Holladay, Jr., and wife, Gretchen F. Holladay 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, the 24th day of September, 1971.

My commission expires: July 23, 1974.

Reau E. Folk, Jr.
Notary Public

STATE OF _____
COUNTY OF _____

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 _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

Timothy J. Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 1971

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL)

Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM

FLOYD M. HOLLADAY, JR.

AND WIFE

TO

TIMOTHY J. HOFFMAN AND WIFE

332935

IDENTIF. REFERENCE

Oct 4 12 02 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau E. Folk

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____.

My commission expires:

_____
Notary Public