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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,350.00

Joseph F. Dearness, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 1972.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph F. Dearness, Jr. (NAME) | Fidelity Federal Savings & Loan (NAME) | 8D 48125 |
| 6084 Fleetwood Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union St. (STREET ADDRESS) | Map 102 11 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn 37219 (CITY) (STATE) (ZIP) | Par 51 |

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, MARGARET MYATT HOFFMAN, DIVORCED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH F. DEARNESS, JR., unmarried

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 Davidson County, Tennessee, being Lot No. 168 on the Plan of Horton Heights, Section No. 8, as of record in Book 2133, page 30, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Fleetwood Drive at the corner of Lots Nos. 167 and 168; thence with the line between said two lots northwardly 356.5 feet; thence north 60° 58' east 51.2 feet to a concrete monument; thence south 54° 26' east 226.4 feet; thence south 25° 45' east 160 feet to the northerly margin of Fleetwood Drive; thence with same westwardly 158 feet to the beginning.

BEING the same property vested in Margaret Myatt Hoffman by deed to her and her former husband, John P. Hoffman, Jr., from Thomas P. Summers, Trustee, of record in Book 2395, page 562, Register's Office for Davidson County, Tennessee, the interest of said former husband, John Padgett Hoffman, Jr., having been divested from him and vested in the said Margaret Myatt Hoffman by divorce decree of the Fourth Circuit Court for said County and State, Case NO. 46833, entered in Minute Book 49, page 22, in the Clerk's Office for said Court, a certified copy of which is recorded concurrently herewith, that certain deed which proported to convey said property from Margaret M. Hoffman to Sherry Lee Pitman, of record in Book 4057, page 300, said Register's Office, having been set aside by Decree of the Chancery Court, Part I, for said County in its proceeding styled Aetna Casualty and Insurance Company, Complainant, vs J.P. Hoffman, Jr., Margaret Myatt (Mrs. J. P.) Hoffman, and Sherry Lee Pitman, Defendants, Rule No. 88521, entered in Minute Book 201, page 348, in the Clerk's Office for said Court, a certified copy of which is also recorded concurrently herewith.

This is unimproved ( ) improved (X) property, known as 6084 Fleetwood Drive, 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 5th day of September, 1972

Margaret Myatt Hoffman

MS-113

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Myatt 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 5th day of September 19 72

Commission expires 12-13-72

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

084.135-0

WARRANTY DEED

FROM MARGARET MYATT HOFFMAN

TO JOSEPH F. DEARNESS, JR. unmarried

B 7 5 2 7 3

IDENTIF. REFERENCE

SEP 8 3 20 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP-8 72 | CONV | 32,350.00 | | | |
| SEP-8 72 | S'TAX | | A* | 83.98 | |
| SEP-8 72 | PR'FEE | | A* | .50 | |
| SEP-8 72 | W'DEED | | A* | 4.00 | * 88.48 |