prepared by
Dobson & Johnson
P.C. Bradford
Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William P. Hoffman, III	same	
(NAME)	BOOK 4638 PAGE 818	130-4
4303 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10 Bnd
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by William P. Hoffman, III and wife, Darlene B. Hoffman, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, James Leffers and wife, Shelly W. Leffers,

have this day bargained and sold, and do hereby transfer and convey unto the said

William P. Hoffman, III and wife, Darlene B. Hoffman,

their ~~XXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A certain tract on the westerly side of Estes Avenue beginning at the northeast corner of a tract of land conveyed to the above grantees on June 15, 1943, by deed recorded in Book _____, page _____, said Register's Office, running thence in a northerly direction with the west line of Estes Avenue 75 feet to a point; thence in a westerly direction parallel with the north line of the aforesaid tract and with Lot No. 15 on the Plan of Esteswood Subdivision 310 feet to a point; thence southerly 75 feet to the northwest corner of the above mentioned tract of 100 feet, thence with the north line of said 100 foot tract easterly 310 feet to the point of beginning, it being the purpose of this instrument to convey a tract fronting 75 feet upon Estes Avenue and running back westerly 310 feet to a line the said tract being 100 feet northerly from Lot 15 on the Plan of Esteswood Subdivision as recorded in Book 974, page 30, of said Register's Office.

Being the same property conveyed to James Leffers and wife, Sheily W. Leffers, by deed from B. G. Johnson and wife, of record in Book 4323, page 641, said Register's Office. The said Sheily W. Leffers and Shelly W. Leffers being one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $66,500.00

Subscribed and sworn to before me, this the 18th day of September 19 72

William P. Hoffman III
Affiant

My commission expires: 8/14/76 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved property, known as _____ (House Number) _____ (Street) _____ P. O. Address: _____ (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William P. Hoffman, III and wife, Darlene B. Hoffman, their

~~XXXXXX~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William P. Hoffman, III and wife, Darlene B. Hoffman, their

~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 18th *day of* September, *19* 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Leffers

Shelly W. Leffers

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly W. Crabtree, a Notary Public in and for said County and State, James Leffers and wife, Shelly W. Leffers, the within named 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 18th day of September, 19 72.

Beverly W. Crabtree Notary Public

Commission expires 8/14/76

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.....

SEP 19 72	CONV	66,500.00		
SEP 19 72	S TAX		A* 172.90	
SEP 19 72	P&F FEE		A* .50	
SEP 19 72	W DEED		A* 4.00	* 177.40

WARRANTY DEED

FROM James Leffers, et ux

TO William P. Hoffman, III, et ux

B 7 6 5 1 0

IDENTIF. REFERENCE

SEP 19 1 19 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.