This Instrument Prepared By: Thomas E. Stewart, Attorney, 223 Madison Street, Madison, Tennessee 37115

BOOK 4721 PAGE 669

WARRANTY DEED

mail to

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD L. HOFMANN, ETUX (NAME)	Security Federal Savings & Loan Assoc. (NAME)	Map 33
604 Trebor Drive (STREET ADDRESS OR ROUTE NUMBER)	275 West Main Street (STREET ADDRESS)	Par. 14-13
Goodlettsville, Tenn. 37072 (CITY) (P. O. ZONE) (STATE)	Hendersonville, Tenn. 37075 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------- TEN & NO/100 ----------
---------- ($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the grantees assuming an unpaid indebtedness as described and recorded in Book 4596, page 107, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold the grantors harmless from the same,

We, JOSEPH REA PHILLIPS AND WIFE, SYLVIA SEAMANDS PHILLIPS,

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

DONALD L. HOFMANN AND WIFE, PATRICIA ANN HOFMANN,

their

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

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Pleasant Hill, of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 188 feet on the west side of Trebor Drive and runs back 200 feet on the north line and 208.52 feet on the south line to a dead line on which it measures 224 feet.

Being the same property conveyed to Joseph Rea Phillips and wife, Sylvia Seamands Phillips, by deed from George Brent Hager and wife, Joan H. Hager, of record in Book 4596, page 105, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3029, page 49, said Register's Office; and building setback line and public utility easement of record in Book 2900, page 69, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 35,000.00

Subscribed and sworn to before me, this the 22d day of June 1973

Affiant Donald L. Hofmann

My commission expires: 11-12-75 (Affix Seal)

Notary Public Thomas M Blackburn

This is { unimproved / improved } property, known as 604 Trebor Drive, Goodlettsville, Tennessee (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

DONALD L. HOFMANN AND WIFE, PATRICIA ANN HOFMANN, their

(successors), 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,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 22d day of June, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Joseph Rea Phillips

X Sylvia Seamands Phillips

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Joseph Rea Phillips and wife, Sylvia Seamands Phillips,

the within named 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 Madison, Tennessee *this* 22d *day of* June, *19* 73

Thomas M Black, Notary Public

Commission expires 11-12-75

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 _____

JUN25 CONV 35,000.00
JUN25 S'TAX A* 91.00
JUN25 PMTFEE A* .50
JUN25 WDEED A* 4.00 * 95.50

WARRANTY DEED

FROM
JOSEPH REA PHILLIPS ET UX

TO
DONALD L. HOFMANN, ET UX

C 1 2 4 7 2

IDENTIF. REFERENCE

JUN 25 8 58 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115