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This Form furnished by Attorneys Title Company, Inc.

Mail

Form No. WD-2

FROM

HAROLD E. FUSTON AND WIFE,

RUTH N. FUSTON

TO

IRA L. HOFFMAN, JR., unmarried

For draftsman's use

This Instrument Prepared By:

Sam Wallace, Attorney
500 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Ira L. Hoffman, Jr. (NAME)	Same (NAME)	117-4
4621 Mt. View Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	330
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 3 1 55 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF April 1974

Notary Public

MY COMMISSION EXPIRES: Aug. 7, 1975

(AFFIX SEAL)

C52683

For and in Consideration of the sum of

------- Two Thousand Five Hundred & no/100 ($2,500.00) ---------DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

We, Harold E. Fuston and wife, Ruth N. Fuston have bargained and sold, and by these presents do transfer and convey unto the said Ira L. Hoffman, Jr., unmarried his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 55 on the Map of Belmont Terrace Subdivision of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the North side of Primrose Avenue and runs back between parallel lines 160.4 feet to an alley.

Being part of the property conveyed to Harold E. Fuston and wife, Ruth N. Fuston by deed from H. C. Nicholson and wife, May H. Nicholson as of record in Book 4750, page 65, said Register's Office for said County.

MAY-3	CONV	*2,500.00			
MAY-3	S'TAX		A*	6.50	
MAY-3	PR'FEE		A*	.50	
MAY-3	W'DEED		A*	4.00	* 11.00

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Unimproved (X) / This is improved ( ) property, known as Primrose Avenue (House Number) (Street) Nashville, Tenn. 37212 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 Ira L. Hoffman, Jr., unmarried his heirs and assigns, forever.

And we do covenant with the said Ira L. Hoffman, Jr., unmarried 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, Harold E. Fuston and wife, Ruth N. Fuston do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ira L. Hoffman, Jr., unmarried his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 23rd day of April, 1974

Harold E. Fuston
HAROLD E. FUSTON

Ruth N. Fuston
RUTH N. FUSTON

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 Harold E. Fuston and wife, Ruth N. Fuston,

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 Nashville Tenn.

Tennessee, this 23 day of April, 19 74.

George N. Lovell, Notary Public.

GEORGE N. LOVELL NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires Aug 9, 1975

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 .....