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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Claudie B. Phillips, et ux	Same	
(NAME)	(NAME)	M. 89
7522 Lakeview Drive		P. 4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Eighteen Thousand and 00/100 ($18,000.00) DOLLARS

cash paid by buyer, receipt of which sellers hereby acknowledge,

Robert W. Hoffman and wife, Donna F. Hoffman

have bargained and sold, and by these presents do transfer and convey unto the said Claudie B. Phillips and wife, Carol N. Phillips

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: A tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey by Barry Greer and Associates, Surveyors, as follows: Beginning at a point, said point being the intersection of the southeasterly margin of Lakeview Drive and the northwesterly margin of River Road; thence with the northwesterly margin of River Road around a curve to the left, said curve having a radius of 1,457.5 feet, a distance of 150 feet to a point; thence continuing with the northwesterly margin of River Road in a generally southwesterly direction, a distance of 469.3 feet to a point; thence continuing with said margin North 82° West 5 feet to a point; thence continuing with said margin South 8° west 250 feet to a point; thence continuing with said margin South 82° East 5 feet to a point; thence continuing with said margin in a generally southwesterly direction 88 feet, more or less, to a point, said point being the common corner between the within described property and the property owned by Richard L. Davis, et ux; thence leaving the margin of River Road, NOrth 71° West 53 feet to a point; thence North 59° 45' West 37 feet to a point; thence North 78° 45' West 74 feet to a point; thence South 80° 30' West 60.5 feet to a point; thence NOrth 86° 30' West 173 feet to a point; thence NOrth 77° West 138 feet to a point; thence NOrth 42° 15' East 136 feet to a point; thence North 28° 10' West 525 feet to a point in the southeasterly margin of Lakeview Drive; thence NOrth 51° 30' East 80 feet to a point; thence around a curve to the right, said curve having a radius of 1,121 feet, a distance of 663.18 feet to a point; thence in a generally northeasterly direction 153 feet to the point of beginning, containing 12.1 acres, more or less. Being a part of the same property conveyed to Fred Webb Jackson & wife, Julia Roberta Jackson, by deed from G. L. Comer, Trustee, of record in Book 2487, page 255, R.O.D.C., Tenn. The said Fred Webb Jackson has since died and was survived by his wife, Julia Roberta Jackson who is now deceased and was survived byher two daughters Bobbie J. Sherrill and Donna F. Hoffman as her only heirs at law and being part of the same property conveyed to grantors by deed from Bobbie J. Sherrill as of record in Book 4887, page 356, R.O.D.C., Tenn.

unimproved (x)
This is improved ( ) property, known as _____ (House Number) _____ (Street)

Rt. 2, Lakeview Drive, Nashville, TN
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 28 day of August, 19 75.

Robert W. Hoffman

Donna F. Hoffman

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Hoffman and Donna F. Hoffman

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, this 28th day of August, 1975.

My commission expires 5-8-79 Notary Public Richard J. Hedgpath

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard J. Hedgpath

Sworn to and subscribed before me this 28th day of August, 1975.

My commission expires _____ Notary Public W. Williams
Dep. Reg.

This instrument was prepared by:

Harold E. Collins, Atty., 802-51st Ave. N., Nashville, TN

Name Address

AUG 28 CONV 18,000.00
AUG 28 S'TAX A* 46.80
AUG 28 PR'FEE A* .50
AUG 28 WDEED A* 4.00 * 51.30

WARRANTY DEED

FROM

TO

D 13151

T

IDENTIF. REFERENCE

AUG 28 10 43 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219