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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Timothy J. Hoffman Et Ux

TO

Eddie Wayne Freeman, unmarried

For draftsman's use

This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Fatherland
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Wayne Freeman (NAME)	Noel Palmer Mortgage Co. (NAME)	90-15
438 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers Building	90
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D 20109

IDENTIFYING REFERENCE

OCT 16 9 56 AM '75

FELIX A. ELLIS REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 27,000.00 E.W. Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October A.D. 19 75

Notary Public

MY COMMISSION EXPIRES: 1-7-78

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by EDDIE WAYNE FREEMAN, unmarried and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Eddie Wayne Freeman, unmarried to assume and agree to pay the unpaid balance of a loan in the original amount of $17,700.00, secured by deed of trust of record in Book 4542, Page 43, Register's office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

TIMOTHY J. HOFFMAN and wife, CARLOTTA F. HOFFMAN

have bargained and sold, and by these presents do transfer and convey unto the said

EDDIE WAYNE FREEMAN, unmarried

his 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. 1072 on the Plan of Charlotte Park, Section 15, as of record in Book 3300, page 75, described as follows:

BEGINNING at a point in the northeasterly margin of Galaxie Drive, said point being the common front corner of Lots Nos. 1072 and 1071; thence northeasterly with the line between said two lots, 119.25 feet to a point which is the common corner of Lots Nos. 1071, 1072, and 1073; thence northwesterly with the line between Lots Nos. 1072 and 1073, 128 feet to a point in the southeasterly margin of Annex Avenue; thence southwesterly along the southeasterly margin of Annex Avenue, 100 feet to a point which is the beginning of a curve to the left; thence southeasterly around said curve having a radius of 25 feet, a distance of 39.3 feet to a point in the northeasterly margin of Galaxie Drive; thence southeasterly with the northeasterly margin of Galaxie Drive, 119.71 feet to the point of beginning.

BEING the same property conveyed to Timothy J. Hoffman and wife, Carlotta F. Hoffman by deed from Floyd Mack Holladay,Jr. and wife, Gretchen F. Holladay of record in Book 4542, Page 41, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Annex Avenue and Galaxie Drive and an easement for public utility purposes across the north easterly corner of said lot; note that all lots are to be served by sanitary sewers; Restrictive covenants of record in Book 3406, page 142, said Register's Office;

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This is unimproved ( ) improved (X) property, known as 438 Annex Avenue (House Number) (Street) Nashville 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 EDDIE WAYNE FREEMAN, unmarried his heirs and assigns, forever.

And we do covenant with the said EDDIE WAYNE FREEMAN 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, except as of record.

And we, Timothy J. Hoffman and wife, Carlotta F. Hoffman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said EDDIE WAYNE FREEMAN his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 14th day of October 19 75

Timothy J. Hoffman
TIMOTHY J. HOFFMAN

Carlotta F. Hoffman
CARLOTTA F. HOFFMAN

REGISTER'S OFFICE DAVIDSON COUNTY CLYDE

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 Timothy J. Hoffman and wife, Carlotta F. Hoffman

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, Tennessee, this 14th day of October, 19 75

Notary Public.

Commission expires 1-31-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared CONV 27,000.00, with whom I am personally acquainted, and who, upon oath, acknowledged A* 70.20 to be of the OCT 16 IN ST TAX, OCT 16 IN PR FEE A* .50, OCT 16 IN W DEED A* 4.00 * 74.70, 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