"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, J
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER,
NASHVILLE, TENNESSEE 37238"

BOOK 4974 PAGE 303

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank J. Hoffmann, et ux (NAME)	Same (NAME)	Map 94-12
213 Cliffdale Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 62
Madison Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	3D-37160

For and in Consideration of the sum of Ten and no/100 ($10.00) ----------

DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, Nashville City Bank and Trust Company

has ~~have~~ *bargained and sold, and by these presents* does *transfer and convey unto the said* Frank J. Hoffmann and wife, Mary Ann Hoffmann, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 10 on the plan of Clovernook Subdivision, as of record in Book 2900, pages 51 and 52, Register's Office for said County.

Said lot fronts 128 feet on the westerly side of Ivywood Drive and extends back 219.9 feet on the northerly line and 239.2 feet on the southerly line to a broken line in the rear measuring 229.6 feet thereon.

Being the same property conveyed to Nashville City Bank and Trust Company by deed from John B. Hardcastle, Trustee, of record in Book 4936, page 527, and by Quitclaim Deed from Ann S. Sneed of record in Book 4973, page 474, Register's Office for said County.

MARTHA B HALL NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,800.00

Subscribed and sworn to before me, this the 25 day of 19 75

Affiant

My commission expires: 4-8-78

(Affix Seal)

Notary Public

Said real property is sold and conveyed subject to the following:

1. 1975 real property taxes, which have been prorated and assumed by the Grantees;

2. Restrictive covenants of record in Book 2994, page 126, Register's Office for Davidson County, Tennessee; and

3. Owner's certificate, a 110-foot setback line from Ivywood Drive, a 10-foot easement for public utilities and drainage along the westerly rear line, which is a broken line, of said lot, and a 2.5 x 20-foot utility anchor easement located on the northeasterly corner of said lot - all as shown on the plan of record in Book 2900, pages 51 and 52, Register's Office for Davidson County, Tennessee.

unimproved (X) This is improved ( ) property, known as Ivywood Drive, Nashville, Tennessee 37210
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank J. Hoffmann and wife, Mary Ann Hoffmann, their *heirs and assigns, forever.*

And Grantor does *covenant with the said* Grantees *that* it is *lawfully seized and possessed of said land in fee simple;* has *a good right to convey it, and the same is unencumbered.* except as stated herein.

And Grantor does *further covenant and bind* itself, its successors *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.*

Witness its *hand this* 25th *day of* November, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

NASHVILLE CITY BANK AND TRUST COMPANY

By: [signature]

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sue Dail Pittman *, a Notary Public of the State and County aforesaid, personally appeared* Harvey T. Kirkpatrick *, with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* Assistant Vice President *of the* Nashville City Bank and Trust Company *, the within named bargainor, a corporation, and that* he *as such* Assistant Vice President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Assistant Vice President *.*

Witness my hand and seal, at office in Nashville, Tennessee *, this* 25th *day of* November *, 19* 75 *.*

Sue Dail Pittman
Notary Public

Commission Expires My Commission Expires December 30, 1975 *.*

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

NASHVILLE CITY BANK

AND TRUST COMPANY

TO

FRANK J. HOFFMANN and

wife, MARY ANN HOFFMANN

NOV25'75 NOV 25 75 NOV 25 75

M'DEED CONV NOV25'75 STAX PRFEE

D 2 5 8 6 3

IDENTIF. REFERENCE

Nov 25 2 51 PH '75

FELIX A. ROBERTSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

*3,800.00

B* 9.88
B* .50
B* 8.00
* 18.38

Compliments of

Chicago Title Insurance Company

S. W. Corner Third & Union

Phone 256-2656

NASHVILLE, TENNESSEE 37201

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