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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Boyd D. Stearns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 1977.

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: March 21, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boyd D. Stearns (NAME)	Boyd D. Stearns (NAME)	
Route 4 (STREET ADDRESS OR ROUTE NUMBER)	Route 4 (STREET ADDRESS)	169
Franklin, Tennessee 37064 (CITY) (STATE) (P. O. ZIP)	Franklin, Tennessee 37064 (CITY) (STATE) (ZIP)	83

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert W. Hoffman and wife, Donna F. Hoffman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Boyd D. Stearns and wife, Donna Faye Stearns

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 6 on the Plan of Natchez Trace Estates, Section 1, of record in Plat Book 4460, page 129, Register's Office for said County, and being described as follows:

Said Lot No. 6 fronts 173.00 feet on the northerly side of State Route #100 and extends back 560 feet on the westerly line and 566.5 feet on the easterly line to a dead line on which it measures 139.10 feet thereon.

Being the same property conveyed to Robert W. Hoffman and wife, Donna F. Hoffman, by deed from Walter B. Williams and wife, Margie L. Williams, of record in Book 4912, page 145, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to The Plan of record in Book 4460, page 129, said Register's Office, which shows an owner's Certificate, a 250 foot minimum building setback line from State Route #100 and a 10 foot easement for public utility purposes along the northerly, westerly and easterly line of said lot, and a 75 foot easement for public utility purposes along the southerly line of said lot, and the following note: "17 feet dedicated for highway right-of-way".

Unimproved ( )
This is improved ( ) property, known as ____ State Route #100 (House Number) (Street) ____ Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 20th day of April, 19 77

Robert W. Hoffman

Donna F. Hoffman

STATE OF TENNESSEE
Davidson County

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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 wife, Donna 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 20th day of April 19 77

Commission expires March 21, 1979

J. Ann Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Robert W. Hoffman and wife,

Donna F. Hoffman

TO

Boyd D. Stearns and wife,

Donna Faye Stearns

E00072

IDENTIF. REFERENCE

APR 22 1 00 PM '77

FILED & REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR22 77	CONV	15-000.00			
APR22 77	S'TAX		3*	39.00	
APR22 77	FEE		3*	.50	
APR22 77	DEED		3*	4.00	* 43.50