BOOK 5159 PAGE 519

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 1977

Notary Public

MY COMMISSION EXPIRES: 10/26/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin,atty., 2108 Parkway Towers, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Hoffman, et ux (NAME)	Fidelity Federal (NAME)	Map-131-10
4605 Chalmers Drive (STREET ADDRESS OR ROUTE NUMBER)	3708 Hillsboro Road (STREET ADDRESS)	Par 24
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Francis J. Kemker and wife, Vivian V. Kemker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph C. Hoffman and wife, Esther B. Hoffman

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:

Being Lot No. 126 on the Plan of Section 2, First Addition of Seven Hills, of record in Book 2663, page 51, Register's Office for said County. Said Lot No. 126 fronts 190.1 feet on the west side of Chalmers Drive and runs back 165.99 feet on the north line and 235 feet on the south line to a dead line, which is a broken line, on which it measures 231.17 feet.

Being the same property conveyed to Francis J. Kemker and wife, Vivian V. Kemker by deed from Ann Elizabeth Minton and James F. Parker, of record in Book 4580, page 242, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4605 Chalmers Drive, Nashville, Tennessee 37215
(House Number) (Street) (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 hands this 15th day of June, 19 77

Francis J. Kemker

Vivian V. Kemker

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STATE OF TENNESSEE
Davidson County

Lee Ann Demonbreun

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Francis J. Kemker and wife, Vivian V. Kemker

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, Tennessee, this 15 day of June, 19 77

Commission expires 10/26/77

Lee Ann Demonbreun
Notary Public

LEE ANN DEMONBREUN NOTARY PUBLIC DAVIDSON COUNTY

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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 _____.

JUN 15 STAX 66,500.00
JUN 15 RECTFEE $ 172.90
JUN 15 RDEED $ .50
JUN 15 $ 177.40

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
FRANCIS J. KEMKER and wife, VIVIAN V. KEMKER

TO
JOSEPH C. HOFFMAN and wife, ESTHER B. HOFFMAN

E 0 9 1 7 3

IDENTIF. REFERENCE

JUN 15 11 47 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.