Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,900.00

Wayne L Hoffman
Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne L. Hoffman (NAME)	Dobson & Johnson, Inc. (NAME)	2D 58050
417 Clearwater Dr. (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	150-1
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37217 (CITY) (STATE) (ZIP)	239

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, Michael Claude Holbrook et ux Henri Y. Holbrook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne L. Hoffman et ux Janice M. 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. 767 on the Plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, page 157, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Michael Claude Holbrook et ux Henri Y. Holbrook by deed from Jack Williams et ux Frances E. Williams, of record in Book 4596, page 545, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4468, page 565, said Register's Office.

THIS conveyance is subject to 20 foot public utility & drainage easement; 2.5 foot by 25 foot anchor easement and 30 foot minimum building setback line as of record in Book 4175, page 157, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 417 Clearwater Dr. Nashville, Tenn. 37217
(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 JULY, 1977

Michael Claude Holbrook

Henri Y. Holbrook

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Claude Holbrook et ux Henri Y. Holbrook

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 15th day of July 19 77

Commission expires 1/29/79

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

E15159

WARRANTY DEED

FROM

Michael Claude Holbrook

TO

Wayne L. Hoffman

IDENTIF. REFERENCE

JUL 19 11 08 AM '77

FELIX DAVIDSON COUNTY, TENN. REGISTER

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JUL 19 77	CONV	34,900.00			
JUL 19 77	S'TAX		B*	90.74	
JUL 19 77	PR'FEE		B*	.50	
JUL 19 77	W'DEED		B*	4.00	* 95.24