FORM NO. WD-1

Mail to:
Fred Hoffman Construction Co.
1200 Littonwood Dr.
Nashville, Tn. 37214

BOOK 5185 PAGE 541

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES: May 7, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Tom G. Coleman, Jr., Atty., 1702 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Fred J. Hoffman, unmarried (NAME)	new owner (NAME)	61-8-79 AR
1200 Littonwood (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	(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, R. L. Eatherly and wife, Frances B. Eatherly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred J. Hoffman, unmarried

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 Nos. 31, 32 and 33, on the Plan of Highland Heights Acres, of record in Plan Book 3700, Page 97, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to R. L. Eatherly by deed from John A. Ford of record in Book 4078, Page 962, Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of record in Book 3700, Page 97, said Register's Office, and as amended in Book 4633, Page 444, said Register's Office, and this instrument is also made subject to an easement of record in Book 3248, Page 173, said Register's Office.

The property herein conveyed is hereby made subject to the following additional restrictions which are expressly intended to run with the land for a period of thirty years subject to the same removal provisions found in general restrictions of record in Book 4071, Page 226, said Register's Office: (1) No residence shall be constructed on said Lot Nos. 31, 32 and 33 with a floor area of less than 2,000 square feet exclusive of carports and porches.

The wife of R. L. Eatherly joins in this conveyance for the purpose of conveying any marital rights or interest she may have in said property.

unimproved ( )
This is improved ( ) property, known as _____ (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 hand S this 3rd day of August, 1977

R. L. Eatherly

Frances B. Eatherly

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. L. Eatherly and wife, Frances B. EAtherly

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 3rd day of August 19 77

Commission expires 4-26-78

Marshall B. Hashemi Jr.
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

21113

FILED FOR RECORD
AUG 18 6 12 AM '77
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM R. L. EAtherly, et ux

TO Fred J. Hoffman, unmarried

IDENTIF. REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 18 77	CONV	19,500.00			
AUG 18 77	S'TAX		B*	50.70	
AUG 18 77	PR'FEE		B*	.50	
AUG 18 77	W'DEED		B*	4.00	* 55.20