BOOK 5202 PAGE 498 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

William E. Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 19 77

William Edgar Bunting
Notary Public

MY COMMISSION EXPIRES: May 7, 1980
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Phillip Robinson, 213 Third Ave., N., Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred J. Hoffman (NAME)	Fred J. Hoffman (NAME)	
1200 Littonwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1200 Littonwood Drive (STREET ADDRESS)	52-9-20
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN (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, William E. Hoffman and wife, Mary Sue Hoffman

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

Land in Davidson County, being Lot 1 on the map of Montague Valley of Rest, as of record in Book 4955, Page 102, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the north edge of Falls Avenue, said point being the Southwest corner of the property conveyed to William E. Hoffman by deed from William E. Hoffman, Jr., Trustee, as of record in Book 5143, Page 499, Register's Office for Davidson County, Tennessee; thence North 54° 21' 15" West 211.74 feet to a point; thence North 35° 45' East 60.0 feet to a point on the boundary line between Lots 1 and 2 of said subdivision; thence with the line between said lots, south 54° 21' 15" East 220.92 feet to a point on the northern edge of Falls Avenue; thence along the edge of Falls Avenue, south 53° 55' 11" West 63.19 feet to the point of the beginning.

Being part of the same property conveyed to William E. Hoffman by deed from William E. Hoffman, Jr., Trustee as of record in Book 5143, Page 499, said Register's Office.

This conveyance is made subject to easements and restrictions applicable to said property.

unimproved ( )
This is improved (X) property, known as Falls Ave., Madison, TN 37115
(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 25th day of September, 1977

X William E. Hoffman

X Mary Sue Hoffman

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, WILLIAM E. HOFFMAN, a Notary Public in and for said County and State, the within named WILLIAM E. HOFFMAN AND wife MARY SUE HOFFMAN

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 25TH day of SEPTEMBER 19 77

Commission expires May 7, 1980

William Edgar Barkley
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

E 28172

WARRANTY DEED

FROM
WILLIAM E. HOFFMAN

TO
FRED J. HOFFMAN

IDENTIF. REFERENCE

SEP 27 3 10 PM '77

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 27	CONV	*5,000.00			
SEP 27	S'TAX		B*	13.00	
SEP 27	PR'FEE		B*	.50	
SEP 27	W'DEED		B*	4.00	* 17.50