FORM NO. WD-1

BOOK 5251 PAGE 314

PREPARED BY:
A. DINSEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Thomas A. Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 19 78

Notary Public

MY COMMISSION EXPIRES: 7-28-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Hoffman (NAME)	Realty Mortgage, Inc., (NAME)	96-10
2915 Emery, Dr., (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 163, Century Center (STREET ADDRESS)	181
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga., 30345 (CITY) (STATE) (ZIP)	3DZ 59200

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, I, Liddie Mae Maxey, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Hoffman and wife, Wanda L. 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, Tennessee, being Lot No. 354, on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, page 88, Register's Office for said County.

Said Lot No. 354 fronts 65 feet on the southerly margin of Emery Drive and extends back between lines 165.7 feet on the westerly line and 159.1 feet on the easterly line to a dead line in the rear measuring 62 feet thereon.

Being thesame property conveyed to Willie R. Maxey and wife, Liddie S. Maxey by deed from Edward D. Smith and wife, Betty Steenbergen Smith, of record in Book 3708, page 336, Register's Office for DAvidson County, Tennessee, and all rights title and interest of Willie R. Maxey divested out of him and in to Liddie Mae Maxey by divorce Decree of the 5th Circuit Court of Davidson County, Tennessee in Minute Book 26B page 782, Circuit Court Clerk's office for Davidson County, Tennessee. Liddie Mae Maxey and Liddie S. Maxey being one and the same person.

This is unimproved (X) improved ( ) property, known as 2915 Emery Drive., Nashville, Tenn. 37214
(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 my hand this 1st day of February, 1978

X Liddie Mae Maxey
(Liddie Mae Maxey)

STATE OF TENNESSEE
Davidson County

BOOK 5251 PAGE 315

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Liddie Mae Maxey, Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of February 19 78

Commission expires 5-10-80

John C Watts
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

E 49850

IDENTIF. REFERENCE

FEB 9 1 35 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

LIDDIE MAE MAXEY, UNMARRIED

TO

THOMAS A. HOFFMAN, ET UX

File 7

A. Braden Floyd, Jr.,

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-9 78	CONV	30,000.00			
FEB-9 78 S'TAX			B*	78.00	
FEB-9 78 PR'FEE			B*	.50	
FEB-9 78	W'DEED		B*	4.00	* 82.50