BOOK 5251 PAGE 468

Rush Mail

THIS INSTRUMENT WAS PREPARED BY
GAIL P. FIGG, ATTORNEY
250 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jean O. Hoffman	Same	
(NAME) 1490 Clairmont Place	(NAME)	Map 117-12
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	Par 114 Is
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by grantee of the unpaid principal balance of a note payable to Sadie Stein, secured by a vendor's lien of record in Book 4455, page 998, Register's Office for Davidson County, Tennessee

CHARLES F. FORD and wife, MATTIE HENRY FORD

have this day bargained and sold, and do hereby transfer and convey unto the said
JEAN O. HOFFMAN
her
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 17 and the easterly 25 feet of Lot No. 16 of Block "A" on the Plan of Galecrest Subdivision No. 2, as of record in Book 843, page 30, Register's Office for said County.

Said Lot No. 17 and part of Lot No. 16 front together 100 feet on the northerly side of Clairmont Place and run back 206 feet on the easterly line and 206.8 feet more or less, on the westerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Charles F. Ford and wife, Mattie Henry Ford, by deed from Sadie Stein, of record in Book 4455, page 998, Register's Office for said County.

Title to the property herein conveyed was transferred to Grantee herein in April, 1973, by a warranty deed which was lostprior to recording. It is acknowledged by the parties hereto that Jean O. Hoffman has been owner of the property in question since April, 1973.
This conveyance is subject to the unrecorded 1973 deed to Jean Hoffman, and any and all conveyances, liens, leases and encumbrances placed against said property since April, 1973.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,626.41

Subscribed and sworn to before me, this the 11th day of August, 1977

Affiant Pat Bartlett

My commission expires: 10-24-79 (Affix Seal)

Notary Public Brian M Dickerson

This is improved (X) unimproved ( ) property, known as 1490 Clairmont Place (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
JEAN O. HOFFMAN
her
(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for plan of record in Book 843, page 30

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JEAN O. HOFFMAN
her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 11th *day of* August, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles F. Ford
Charles F. Ford

Mattie Henry Ford
Mattie Henry Ford

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles F. Ford and wife, Mattie Henry Ford

the within named 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 11th day of August, 1977.

Beatrice S Dickerson Notary Public

Commission expires 11-29-79

FEB 10 78 CONV 27,626.41
FEB 10 78 S'TAX B* 71.76
FEB 10 78 PR'FEE B* .50
FEB 10 78 M'DEED B* 4.00 * 76.26

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

Do not Publish

WARRANTY DEED

FROM
Charles F. Ford et ux

TO
Jean O. Hoffman

F 49921

IDENTIF. REFERENCE

FEB 10 8 38 AM '78

FELIX Z. [illegible] III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238