WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 1978

Notary Public

MY COMMISSION EXPIRES: 1-19-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., 2211 Crestmoor Road Suite 100, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack H. Clement, unmarried	same	117-8-280
c/o M. Al. Mifflin (NAME)	(NAME)	
1206 17th Ave. So.		16DA-01799
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37212		
(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, JEAN O. HOFFMAN and husband, IRA HOFFMAN, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK H. CLEMENT, 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:

Being Lot No. 1 on the Plan of Stokes Retreat as of record in Book 4955, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 66.02 feet on the westerly margin of Belmont Boulevard and extends back 245.66 feet on the northerly line and 199.6 feet on the southerly line to a dead line in the rear on which it measures 51.68 feet.

Being all the same property conveyed to Jean O. Hoffman by deed from Reese L. Smith, Jr., and Karl E. Haury, of record in Book 5097, Page 298, said REgister's Office.

This conveyance is subject to the limitations on the Plan of record in Book 4955, Page 15, said Register's Office, and to the 1978 taxes, which have been prorated and the Grantee assumes in full.

This is unimproved (XX) improved ( ) property, known as Lot No. 1 Stokes Retreat, Nashville, Tenn. 37215
(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 24th day of April, 19 78

Jean O. Hoffman

Ira Hoffman, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marbut Glenn Gaston Jr., a Notary Public in and for said County and State, the within named Jean O. Hoffman and Ira Hoffman, Sr.

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 24th day of April, 1978

Commission Expires 1-19-81

Notary Public

GLENN GASTON, JR. NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF
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 purpose 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

Please return to:
Marbut Glenn Gaston, Jr.
2211 Crestmoor Road Suite 100
Nashville, Tennessee 37215

E61705

IDENTIF. REFERENCE

APR 25 1 44 PM '78

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

APR 25 78	CONV	*8,000.00		
APR 25 78	S'TAX		B*	20.80
APR 25 78	PR'FEE		B*	.50
APR 25 78	W'DEED		B*	4.00
			*	25.30

WARRANTY DEED

FROM
Jean O. Hoffman et vir Ira Hoffman, Sr.

TO
Jack H. Clement, unmarried

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York