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FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 1978

Notary Public

MY COMMISSION EXPIRES: 2-10-80

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory R. Hoffman et ux (NAME)	Fidelity Federal Savings & Loan Assn (NAME)	150-3
3408 Harvest Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pan. 17 &c.
Antioch Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2D 39206

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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory R. Hoffman and wife, Cheryl A. 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. 3 on the Plan of The Country, Section 1, as of record in Book 4955, page 48, said Register's Office, described as follows:

Said Lot No. 3 fronts a total of 38.46 feet on the northerly side of Harvest Court and runs back between lines, 115.17 feet on the westerly line and 128.31 feet on the easterly line, to a line in the rear, on which it measures a total of 186.02 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc., by deed from Robert LeLand Henley and wife, Dearah Hill of record in Book 4684, page 351, said Register's Office, and by deed from Philhall Corporation, of record in Book 5077, page 462, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 3408 Harvest Court Antioch 37013
(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 its hand this 27th day of July, 1978

RANDALL PHILLIPS BUILDERS, INC.

By: Lunsford M. Hollins Jr

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hallin Jr. with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such Vice President 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 Lunsford M. Hallin, Jr. as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tn, on this the 27th day of July, 1978.

My commission expires _____

My Commission Expires Aug 2, 1980

Judy S. Weir
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Gregory R. Hoffman and wife,
Cheryl A. Hoffman

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

JUL 31 78 CONV
JUL 31 78 S'TAX
JUL 31 78 PR'FEE
JUL 31 78 W'DEED

E 79955

IDENTIF. REFERENCE

JUL 31 3 52 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

53,500.00

B* 139.10
B* .50
B* 4.00 * 143.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.