BOOK 5480 PAGE 906

FORM NO. WD-1

3516 08/13 110.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 1979

Notary Public

MY COMMISSION EXPIRES: May 26, 1982
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Prepared from information furnished by parties.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Hoffman (NAME)	same (NAME)	61-16
1304 McAlpine (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pa V 198
Nashville (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	P/O 199 Jo

Mail

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 A. King and wife, Joann King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred 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 Nos. 2, 3, 4, and 5 on the Plan of Kennedy and Graves Subdivision, a resubdivision of part of Lots 40 and 42, as of record in Book 5210, page 193, said Register's Office, according to a survey made by Ragan-Smith and Associates, Inc., dated June 1, 1979, described as follows:

Beginning at an iron pin in concrete on the southeasterly margin of Kennedy Avenue, thence N. 23° 00' 58" E. 214.42 feet to a monument, the beginning of a curve; thence around said curve, 42.49 feet to a monument on the southwesterly margin of a dedicated right of way on the southwesterly margin of McAlpine Avenue; thence along said right of way as follows, S 59° 36' 24" E. 58.55 feet to an iron pin; thence 85.00 feet to an iron pin, being the northeasterly corner of Lot No. 2 and the northwesterly corner of Lot No. 1; thence S. 23° 00' 58" W. 120.0 feet to a monument; thence S. 6° 31' 45" W. 62.90 feet to a monument; thence S. 14° 19' 17" E. 78.26 feet to an iron pin in concrete; thence N. 59° 36' 24" W. 226.24 feet to the point of beginning.

Being part of the same property conveyed to William A. King and wife, Joann King, by deed from Nell Banks Rowe, a widow, as of record in Book 5463, page 621, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(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 hands this 13th day of August, 19 79

William A. King

Joann King

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named William A. King and wife, Joann King the 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 6th day of August, 19 79

Commission expires Oct. 17, 1982

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of 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

WARRANTY DEED

FROM

William A. King and wife, Joann King

TO

Fred Hoffman

F 45762

IDENTIF. REFERENCE

AUG 13 11 24 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5480 PAGE 908

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00-	CO
			104.00	CO TX
			.50	PRFE
			6.00	WDEED
				CHECK 110.50-
			3516A08/13/79	BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 45762

IDENTIF. REFERENCE

AUG 13 11 24 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 704044