File 41

BOOK 5607 PAGE 352

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 80

Notary Public

MY COMMISSION EXPIRES: 4-15-80

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Hoffman et ux (NAME)	SAME (NAME)	131-14-23
4640 Tara Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37215 (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, BEN W. BOLCH and wife, ANNE W. BOLCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH C. HOFFMAN and wife, ESTHER B. 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. 234 on the Plan of Tynewood Estates, Section II, of record in Book 2900, pages 89 and 90, Register's Office for said County, described as follows:

BEGINNING in the east margin of Tara Drive at the corner of Lots Nos. 233 and 234; thence south with said Drive, 220 feet to a monument; thence around a curve, in a southeast direction 39.3 feet to a monument in the north margin of Hildreth Drive; thence with the Margin of the same, easterly 203.7 feet to the southeast corner of Lot No. 234; thence along the rear line of said lot and along the center line of a drainage ditch, 246.8 feet to the corner of Lots Nos. 233 and 234; thence west with the line between said Lots, 230.2 feet to the point of beginning.

BEING the same property conveyed to Ben W. Bolch and wife, Anne W. Bolch by deed from E. Ray Jerkins and wife, Geraldine Jerkins, of record in Book 4960, page 20, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property, known as 4640 Tara Drive, Nashville, Tennessee 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 30th day of May, 19 80

Ben Bolch
BEN W. BOLCH

Anne W. Bolch
ANNE W. BOLCH

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben W. Bolch and wife, Anne W. Bolch

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 30th day of May 19 80

Commission expires 5-13-80

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 _____

(this oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Ben W. Bolch and wife,
Anne W. Bolch

TO
Joseph C. Hoffman and wife,
Esther B. Hoffman

F 9 1 4 3 2

T
IDENTIF. REFERENCE

MAY 30 2 40 PM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			1080[illegible].00-	CO
			260.00	CO TX
			.50	PRFEE
			6.00	MOFEE
			CHECK	237.30-
			1635A05/30/80 32L	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F91432

IDENTIF. REFERENCE T

MAY 30 2 40 PM '80

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

No. 762221