BOOK 6000 PAGE 142

SEND TAX BILLS:
Wachovia Mortgage Co.
P.O.Box 3174
Winston-Salem, N.C.27102
ADDRESS NEW OWNER:
WILSON W. HOFFMAN
107 Bryan House Dr.
Goodlettsville,Tn

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee
Map Parcel No. 37075
18-7
108
GO 11942

mail 108 Saunders Ferry Rd

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHN C. MASON AND WIFE, KARA MASON, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto WILSON W. HOFFMAN AND WIFE, TRUBIE B. HOFFMAN, as tenants by the entirety, hereinafter called the GRANTEE, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Section One, Charleston Square Subdivision, of record in Book 4860, Pages 37 and 38, Register's Office for said County.

Said Lot No. 44 fronts 93.59 feet on the northeasterly margin of Bryan House Drive and extends back 145.0 feet on the northeasterly line and 155.3 feet on the southeasterly line to a dead line in the rear, measuring 122.5 feet thereon.

Being the same property conveyed to John C. Mason by deed from William W. Rankhorn and wife, Sandra Rankhorn of record in Book 5555, Page 918, Register's Office for Davidson County, Tennessee.

Kara Mason, wife of John C. Mason, joins in this conveyance for the purpose of conveying all her marital rights, title and interest in and to said property.

As part of the consideration is the assumption of one certain trust deed dated 7-16-76 and filed for record 8-10-76 in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5056, Page 59, and note of even date thereby secured, in the original principal amount of $38,900.00 payable to Commerce Union Bank which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of William W. Rankhorn, et ux, under the terms of the instruments creating the loan to indemnify the Veterans Administration of the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

CARL H. OLDHAM
ATTORNEY AT LAW
108 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to the GRANTEE, their heirs, successors, and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTOR further covenants and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

FILED FOR RECORD
DAVIDSON COUNTY, TN.
JAN 31 10 60 PM '83
TOGETHER WITH REFERENCES
RE 8252

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 24th day of January, 1983.

John C. Mason
JOHN C. MASON

Kara Mason
KARA MASON

STATE OF MISSOURI
COUNTY OF Cape Girardeau

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named JOHN C. MASON AND WIFE, KARA MASON, the bargainor 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 Cape Girardeau, Missouri, this the 24th day of January, 1983.

Vickie J. Jones
NOTARY PUBLIC Vickie J. Jones

My Commission Expires:
June 15, 1984

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 59794.57.

Judith B Hoffman
AFFIANT

Subscribed and sworn to before me, this the 31 day of January, 1983.

Loretta L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-17-87

CARL H. OLDHAM
ATTORNEY AT LAW
108 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6000 PAGE 144

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 |
|---|---|---|---|---|

59754.57- CO
155.48 CO TX
.50 PRFEE
6.00 WDEED
CHECK 161.98-
4400A01/31/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 8 7 5 2

IDENTIF. REFERENCE

JAN 31 2 00 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 926661