THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James K. Williams, ETUX	Same as new owner	Map 61-16
203 Sterling Road		Parcel 360
Hendersonville, TN 37075		15DZ-32109

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, MARY SUE HOFFMAN, joined by her husband, W. E. HOFFMAN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JAMES K. WILLIAMS and wife, JUANITA L. WILLIAMS, hereinafter referred to as 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. 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, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being a part of the same property conveyed to Mary Sue Hoffman by quitclaim deed from Fred Hoffman, a single man, of record in Book 5591, page 345, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except 1985 State & County taxes, prorated and assumed in full by GRANTEES.

And We, the GRANTORS, 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.

WITNESS our hands on this the 2nd day of May, 1985.

Mary Sue Hoffman
MARY SUE HOFFMAN

W. E. Hoffman
W. E. HOFFMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY SUE HOFFMAN and husband, W. E. HOFFMAN, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 2nd day of May, 1985.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,250.00.

James K. Williams
Affiant

Sworn to and subscribed before me, this the 2nd day of May, 1985.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

J01898

TOGETHER WITH REFERENCE

MAY 6 8 45 AM '85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6549 PAGE 18

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

59250.CO- CAMT.
153.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 160.42-
4601A05/06/65 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J01898

IDENTIF. REFERENCE

MAY 6 8 46 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 131271