Box 14-
1408
512543-4

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Robert N. Hoff II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 19 85

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

BOOK 6602 PAGE 686

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert N. Hoff, II (NAME)	Fidelity Federal Savings & Loan (NAME)	17-266
1515 Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	10D-3140
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Pauline A. Seaton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert N. Hoff, II and wife, Karen E. Hoff

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 the 10th Civil District of Davidson County, Tennessee, according to an unrecorded survey by Donald R. Carver, Surveyor Lic. No. 271, dated December 17, 1979, as follows: Beginning at an iron pin, now a power pole, on the south margin of Union Hill Road, same being the northwest corner of this tract and the northeast corner of the Shelby Greer property; thence with the south margin of Union Hill Road South 85 degrees 20' East 183.00 feet to an iron pin; thence leaving the Road South 4 degrees 43' West 700.00 feet to an iron pin; thence South 57 degrees 46' West 308.98 feet to a stake in the original west line fence; thence generally with fence for the next six calls: North 27 degrees 47' East 100.00 feet to a white oak; thence North 38 degrees 12' East 138.5 feet to a white oak; thence North 23 degrees 00' East 128.00 feet to a hickory tree; thence North 10 degrees 14' East 323.0 feet to a dead elm stump in fence corner; thence North 36 degrees 15' West 156.0 feet to a corner post; thence North 5 degrees 15' West 119.0 feet to an iron pin, the point of beginning and containing 2.03 acres, more or less.

Being the same property conveyed to Lake Osborne Seaton and wife, Pauline A. Seaton by deed from Robert R. Galbreath and wife, Mary Allen Galbreath as of record in Book 5552, page 261, said Register's Office. The said Lake Osborne Seaton having since died, the property is now vested in Pauline A. Seaton as tenant by the entirety.

This is unimproved ( ) improved (X) property, known as 1515 Union Hill Road, Goodlettsville, TN 37072
(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 her hand this 8th day of July, 19 85

Pauline A. Seaton

Pauline A. Seaton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Judy S. Dill, a Notary Public in and for said County and State, the within named Pauline A. Seaton

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 19 85

Commission Expires 10-24-88

Judy S. Dill Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

Commission Expires _____ _____ Notary Public

WARRANTY DEED

FROM

Pauline A. Seaton

TO

Robert N. Hoff, II and wife, Karen E. Hoff

J 1 9 6 0 2

IDENTIF. REFERENCE

JUL 10 9 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

75000.00- CONT.
195.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
6236A07/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 9 6 0 2

IDENTIF. REFERENCE

JUL 10 9 58 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152477