1674

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Pauline M. Seaton
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 6509 PAGE 136

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
Pauline M. Seaton (NAME)	SAME (NAME)	18-16-171
127 Moncrief Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	G0-1411
Goodlettsville, TN 37072 (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, Robert N. Hoff and wife, Karen Hoff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pauline M. Seaton

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, being known as Lot No. 3 and the southwesterly triangular part of Lot No. 2 on the Map of D. E. McCoin property at Goodlettsville, Tennessee, not of record, and described according to a copy of a survey by J. R. Scott, Surveyor, February 13, 1950, as follows:

Being at a point in the northerly margin of Moncrief Street at the southeast corner of the property conveyed to J. D. Carter by deed of record in Book 1383, page 471, Register's Office for said County, being the southwesterly corner of Lot No. 3; thence along Carter's east line, north 8 degrees west 146 feet to a point in the south line of S. N. Wilhoit property; thence with this south line, north 89 degrees east 60 feet to a corner of Lots No. 2 and 3, of said McCoin property; thence southerly 139 feet, more or less, to the north margin of Moncrief Street or Avenue, said point 5 feet east of the corner of Lots No. 2 and 3; thence with the margin of said street, south 83 degrees west 55.25 feet to the point of beginning.

Being the same property conveyed to Robert N. Hoff and wife, Karen Hoff by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development as of record in Book 6248, page 91, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 127 Moncrief Avenue, 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 their hands this 8th day of July, 19 85.

Robert N. Hoff

Karen Hoff

STATE OF TENNESSEE
Davidson County

BOOK 6609 PAGE 137

Personally appeared before me, Judy A. Wilcox, a Notary Public in and for said County and State, the within named Robert N. Hoff and wife, Karen Hoff

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they 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

Judy A. Wilcox Notary Public

Commission Expires 10-24-88

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___.

_____ Notary Public

Commission Expires _____

J21546

IDENTIF. REFERENCE

JUL 17 4 15 PM '85

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Robert N. Hoff and wife, Karen Hoff

TO

Pauline M. Seaton

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	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

65000.00- CONV.
169.00 CSTAX
.50 PRFEE
6.00 MISC
CHECK 175.50-
8734A07/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J21546

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IDENTIF. REFERENCE

JUL 17 4 15 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 154912