BOOK 6659 PAGE 680

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,820.00

Virginia Long Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September 19 85

Notary Public

MY COMMISSION EXPIRES 4-20-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Robert Wayne Hoffman et ux	Central Mortgage Co.	150
(NAME) 4108 Lancashire Drive	(NAME) Broad and Chestnut Streets	4
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Philadelphia, PA 19107	42
(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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Wayne Hoffman and wife, Virginia Long 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. 541 on the Plan of Kensington of Priest Lake, Section 1-B of record in Book 6250, page 150 Register's Office for Davidson County, Tennessee.

Said Lot No. 541 fronts 107.53 feet on the southerly margin of Lancashire Drive and extends back 163.38 feet on the easterly line and 222.75 feet on the westerly line to a broken line in the rear measuring 134.06 feet.

Being part of the same property conveyed to Philhall Corporation by deed from Randall Phillips Builders, Inc. of record in Book 6246, page 558 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 4108 Lancashire Drive, Antioch, Tennessee 37013
(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 my hand this 12th day of September, 85

Philhall Corporation
By: Charles S. Wells, Jr., Vice President
Attest:

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of 19_____

_____.

Commission expires _____ _____
Notary Public

BOOK 6559 PAGE 681

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles S. Wells, Jr. or proved to me under the basis of satisfactory evidence and _____ with whom I am personally acquainted and who upon ~~(this ~~several~~ oaths)~~ acknowledged ~~(himself)~~ (themselves) to be the Vice President and _____ respectively of the Philhall Corporation the within named bargainor, a corporation, and that ~~(he)~~ (they) as such Vice President 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 Charles S. Wells, Jr. as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 12th day of September, 19 85.

My commission expires 4/20/86

_____
Notary Public

WARRANTY DEED

FROM
Philhall Corporation

TO
Robert Wayne Hoffman

Virginia Long Hoffman

37491

IDENTIFICATION REFERENCE

SEP 18 2 18 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6559 PAGE 682

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			120820.00- CAMT.	
			314.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	320.50-
			8161A09/18/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 7 4 9 1

IDENTIFICATION REFERENCE

SEP 18 2 18 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173861