FILE BOX "7" FILE NO. 18138

file 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,761.54

X Stephany L. Owen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 1986

Notary Public

MY COMMISSION EXPIRES: 4-12-89
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHANY LOONEY OWEN (NAME)	THIRD NATIONAL MORTGAGE CO. (NAME)	107-13
919 Goodbar Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	104
Nashville, TN. 37217 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2DA-56285

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, RONALD F. HOFFMANN and wife, LEE ANN HOFFMANN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHANY LOONEY OWEN, single

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. 50 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

SAID Lot No. 50 fronts 70 feet on the westerly side of Goodbar Drive and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Ronald F. Hoffmann and wife, Lee Ann Hoffmann by deed from Edgar Thomas Ball, III and wife, Mary Louise Ball, of record in Book 6244, page 637, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to THIRD NATIONAL MORTGAGE COMPANY, of record in Book 6244, page 640, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is ( ) unimproved (X) improved property, known as 919 Goodbar Drive, Nashville, Tennessee 37217
(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 our hand s this 31st day of March, 1986

Ronald F. Hoffmann
RONALD F. HOFFMANN

Lee Ann Hoffmann
LEE ANN HOFFMANN

3549

STATE OF TENNESSEE }
Davidson County }

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named RONALD F. HOFFMANN and wife, LEE ANN HOFFMANN,

the bargainors, 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 31st day of March, 19 86.

Commission Expires 1-10-89

Janet S. Davis
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____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

8 7 7 9 0

IDENTIFICATION REFERENCE

APR 1 2 26 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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
			467.61 .54- CANT.	
			121.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 128.10-	
			0640AC4/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7 7 9 0

IDENTIFICATION REFERENCE

APR 1 2 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232830