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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-7-89
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY Walt, Dyer & James, Attys.; One Burton Hills Blvd #130; Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Carl Hoffman (NAME)	Mortgagee: First American (NAME)	104-9
3719 Princeton Ave. (STREET ADDRESS OR ROUTE NUMBER)	send tax bill to owner (STREET ADDRESS)	13
Nashville TN 37205 (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, PHYLLIS HENDERER STARKEY et vir, LELAND A. STARKEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES CARL HOFFMAN and wife, SUSAN MARGARET FOSTER

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 number 401 on the Map of Richland Realty Company's Subdivision "C" as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee,

Said lot number 401 fronts 60 feet on the southerly side of Princeton Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Phyllis Henderer Starkey by wills of Mercile C. Henderer (docket number 73603) and Hubert W. Henderer (docket number 78680) (Probate Court Clerk for Davidson County, Tennessee). Being also the same property conveyed to H. V. Henderer and wife, Mercile C. Henderer by deed from the Home Owner's Loan Corporation, of record in Book 1084, page 261, Register's Office for Davidson County, Tennessee. H. V. Henderer died, leaving his spouse as the surviving tenant. Mercile C. Henderer died, leaving her estate to her two children, Phyllis and Hubert. Hubert died, leaving his estate to his sister, Phyllis, having no other heirs. Phyllis Henderer is now Phyllis Henderer Starkey and she does hereby convey the title to the property. Her husband, Leland A. Starkey, joins in this conveyance.

This is unimproved ( ) improved ( ) property, known as 3721 Princeton Avenue, Nashville, Tn.
(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 18th day of September, 1986

Phyllis Henderer Starkey

Leland A. Starkey

Phyllis Henderer Starkey

Leland A. Starkey

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis Henderer Starkey et vir Leland A. Starkey

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 19 86

Commission expires 4-24-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Prepared by:
WALT, DYER & JAMES, Attorneys
Suite 130
One Burton Hills Boulevard
Nashville, Tennessee 37215
Phone: (615) 665-1150

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SEP 19 3 55 PM '86

4 4 5 2 8

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			62000.00 CAMT.	
			173.60 CSTAX.	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	180.10
4707A09/19/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 5 2 8

IDENTIFICATION REFERENCE

Sep 19 3 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297462