Prepared By: Saturn & Mazer, Attys., 212 Third Avenue North, Nashvile, Tn. 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ira L. Hoffman, Jr. and wife Nancy P. Hoffman (NAME)	Bradley Mortgage Company (NAME)	MAP 118-7
604 West Iris Drive (STREET ADDRESS OR ROUTE NUMBER)	703 Providence Blvd. (STREET ADDRESS)	PARCEL 114
Nashville, Tn. 37204 (CITY) (STATE) (ZIP CODE)	Clarksville, Tennessee (CITY) (STATE) (ZIP CODE)	BH-03570

WARRANTY DEED BOOK 7102 PAGE 340

For and in consideration of the sum of Ten Dollars and no/100---------- DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged,

Virginia B. Tieken, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Ira L. Hoffman, Jr. and wife, Nancy P. Hoffman

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block "A" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said county.

Said Lot No. 17 fronts 71 feet on the northerly side of West Iris Drive and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Virginia B. Tieken by deed from Samir El-Beck of record in Book 6568, page 66, Register's Office for said county.

This conveyance is subject to Restrictive Covenants of record in Book 1165, page 148, Register's Office for said county.

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

82076

IDENTIFICATION REFERENCE

JAN 9 11 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 604 West Iris Drive (House Number) (Street)
Nashville, TN (City or Town) 37204 (Zip Code)
(P. O. Address)

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. Subject to 1986 taxes, the plan of record in Book 1130, page 36, the Restrictive Covenants of record in Book 1165, page 148 and any and all existing restrictions and easements of record.

Whenever 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 hands this 7th day of November, 19 86.

Virginia B. Tieken

Virginia B. Tieken

BOOK 7102 PAGE 341

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kimberly C. Redd, a Notary Public in and for said County and State, the within named Virginia B. Tieken

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, Tennesse, this _____ day of _____, 19____.

My commission expires 9/11/90 Notary Public Kimberly C. Redd

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 75,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ira L. Hoffman Jr.

Sworn to and subscribed before me
this 6th day of November, 19 86.

My commission expires 9/11/90 Notary Public Kimberly Redd

This instrument was prepared by:

Kimberly C. Redd, Atty. 219 Second Avenue North, 1st Floor Suite, Nashville, Tn. 37201
Name Address

WARRANTY DEED

FROM Virginia B. Tieken

TO Ira L. Hoffman, Jr. and wife, Nancy P. Hoffman

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 7102 PAGE 342

CD - 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

75000.00- CAPT
210.00 CSTAX
.50 PRFEE
6.00 WDE
CHECK 216.50-
7328A01/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82076

IDENTIFICATION REFERENCE

JAN 9 11 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 32914