BOOK 7313 PAGE 213

WARRANTY DEED

FROM: James Carl Hoffman and wife, Susan Margaret Foster, Grantors
TO: Rachel L. Steele, an unmarried person, Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
3721 Princeton Avenue Nashville, TN	Rachel L. Steele 3721 Prineton Ave. Nashville, TN	104-9-13 Field Book Numbers 26W-00700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thirty Seven Thousand and No/100 Dollars ($137,000.00).

Rachel L. Steele
Rachel L. Steele

SUBSCRIBED AND SWORN TO before me, this the 30 day of July, 1987.

Melanie L. Jadlow
Notary Public

My Commission Expires: 1-21-90

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, James Carl Hoffman and wife, Susan Margaret Foster, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Rachel L. Steele, Grantee, her heirs, successors, 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 plan of 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.

IDENTIFICATION REFERENCE

JUL 31 3 56 PM '87

5153

Being the same property conveyed to James Carl Hoffman and wife, Susan Margaret Foster, by deed from Phyllis Henderer Starkey et vir, Leland A. Starkey of record in Book 6985, page 745, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3721 Princeton Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1987 taxes which have been prorated and will be paid by Grantee.

2. All easements, conditions and other matters shown on the Plan of Record recorded in Book 421, page 31, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 30th day of July, 1987.

JAMES CARL HOFFMAN

SUSAN MARGARET FOSTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melanie L. Sadler, a Notary Public of said County and State, James Carl Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30 day of July, 1987.

Melanie L. Sadler
Notary Public

My Commission Expires: 1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melanie L. SADLER, a Notary Public of said County and State, Susan Margaret Foster, 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, at Office, this 30 day of July, 1987.

Melanie L. Sadler
Notary Public

My Commission Expires: 1-21-90

6359W/07-28-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7313 PAGE 216

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 5 1 3

IDENTIFICATION REFERENCE

JUL 31 3 56 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 00625