PREPARED BY:
Fred E. Cowden, Jr.
Attorney at Law
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

New Owner	Send Tax Bills To	Map and Parcel No.
J. P. Hoffman, Jr. P.O. Box 90061 Nashville, Tn. 37209	Same	Map 91-11 Parcel 89

Mail

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Dollars ($15,000.00), cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, DARCE F. SULLIVAN and wife, JOHNNYE SULLIVAN, hereinafter called grantors, have bargained and sold, and by these presents do transfer and convey unto J. P. HOFFMAN, JR., a single person, hereinafter called the grantee, his heirs and and assigns, the following described property located in Davidson County, Tennessee, described as follows, to-wit:

Being Lots No. 602 and 604 of Block No. 140, Plan No. 1, West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for said County.

Said Lot Nos. 602 and 604 front together 60 feet on the south side of Illinois Avenue and extend back between parallel lines, southwardly along the west side of 47th Avenue North, formerly Sixty Street, 150 feet to an alley, measuring 60 feet thereon.

Being the same property conveyed to Darce F. Sullivan, et ux, from Bernard L. McGehee and Michael E. McGehee, d/b/a McBrothers Development Co., by deed of record in Deed Book 7167, Page 81,

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns, forever; and we do covenant with the said grantee 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 assigns, to warrant and forever defend the title to the said land to the said grantee, his 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 hands this the 11th day of December, 1987.

Darce F. Sullivan
DARCE F. SULLIVAN

Johnnye Sullivan
JOHNNYE SULLIVAN

90350

IDENTIFICATION REFERENCE

DEC 11 2 39 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARCE F. SULLIVAN and wife, JOHNNYE SULLIVAN, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of December, 1987.

Mary Jane Gill
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

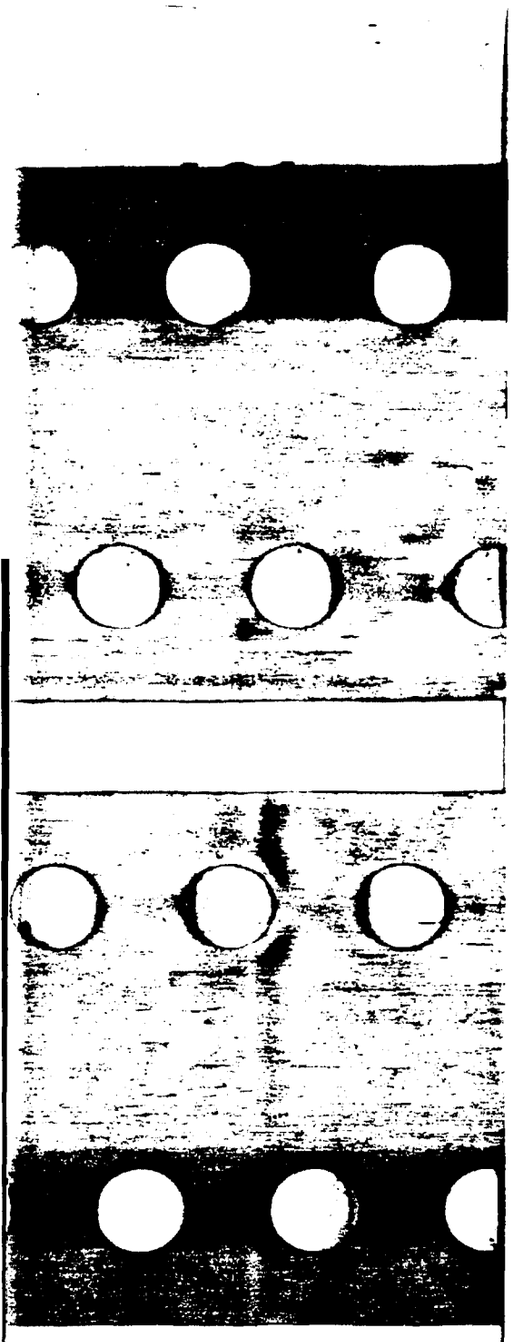
The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

J. P. Hoffman Jr.
Affiant

SWORN to and subscribed before me this 11th day of December, 1987.

June D. McKinney
Notary Public

My Commission Expires: 3-11-90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7425 PAGE 560

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

15000.00- CAMT.
42.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 48.50-
1864A12/14/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9035.0

IDENTIFICATION REFERENCE

DEC 14 2 38 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 44844