File Box 8/t1

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
William P. Hoffman, IV
6104 Montcrest Drive
Nashville, TN. 37215

MORTGAGEE:
CFS Mortgage Corporation

2120 South 72nd Street
Omaha, Nebraska 68124

MAP-PARCEL NUMBERS:
2300 01/28 0101 03CHECK MAP 144.15 454.70
PARCEL 30
FH-14614

WARRANTY DEED

BOOK 7458 PAGE 288

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ennis Rauschenberger and wife, Ruby Rauschenberger

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William P. Hoffman, IV and wife, Elizabeth M. Hoffman

hereinafter called the Grantee, Grantee's 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. 68 on the plan of Hillsboro Park Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County.

SAID Lot No. 68 fronts 188.0 feet on the southerly margin of Montcrest Drive and extends back 191.1 feet on the easterly line and 296.0 feet on the westerly line to a broken line in the rear, measuring 236.5 feet thereon.

Being the same property conveyed to George G. Mitchell and wife, Mary R. Mitchell by deed from W. R. Harrison and wife, Marie C. Harrison of record in Book 2635, page 169, said Register's Office. Mary R. Mitchell has since died. George G. Mitchell has subsequently died and devised said property to Ennis Rauschenberger and wife, Ruby Rauschenberger by Will of record in Will Book 85, page 321, Probate Court for said County.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Ennis Rauschenberger by Ruby Rauschenberger as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. Ruby McGee Rauschenberger and the undersigned Ruby Rauschenberger are one and the same person.

This is (xx) improved property, known as 6104 Montcrest Drive, Nashville, TN. 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of January, 1988.

Ruby Rauschenberger

Ennis Rauschenberger by: Ruby Rauschenberger
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of January, 1988, before me personally appeared Ruby Rauschenberger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that s he executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7458 PAGE 289

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 159,000.00.

William P. Hoffman IV
Affiant

Subscribed and sworn to before me, this the 25th day of January, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby Rauschenberger 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 on behalf of Ennis Rauschenberger as his Attorney in Fact as the free act and deed of the within named Ennis Rauschenberger.

Witness my hand and official seal at Nashville, Tennessee, the 25th day of January, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:
Ennis Rauschenberger and wife, Ruby Rauschenberger

to:
William P. Hoffman, IV and wife, Elizabeth M. Hoffman

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

BOOK 7458 PAGE 290

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 25th day of January, 1988.

Notary Public

My Commission Expires: Oct 9, 1991

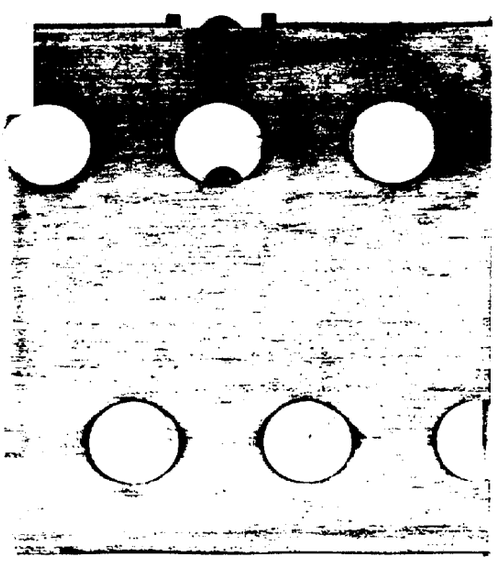
NOTARY PUBLIC AT LARGE

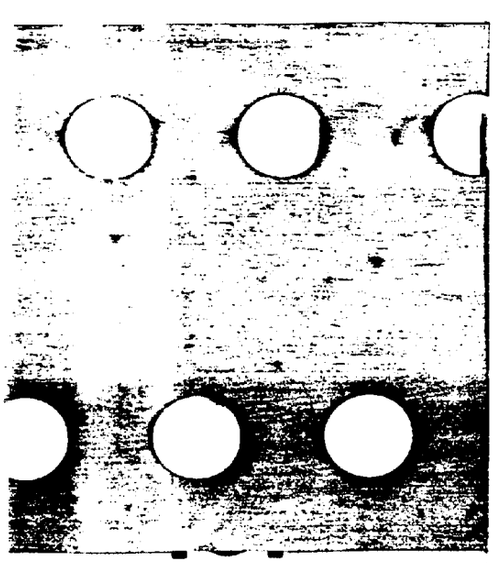
JAN 28 3 31 PM '88

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0 1 0 3 4





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7458 PAGE 291

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

PAID	159000.00
CON TX	445.20
PRFEE	0.50
WDEED	9.00
TOTAL	454.70
CHECK	454.70

01/28/88 01 15:33 0001 2300

0.1 0.3 4

IDENTIFICATION REFERENCE

JAN 28 3 31 PM '88

DAVIDSON CO., TN

No. 57190