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IDENTIF. TREFERENCE

78692

DEC 11 10 02 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

ADDRESS MEW OWNER AND SEND TAX BILLS:
JAMES C. HOFSTETTER
175 Woodmont Boulevard
Nashville, TN 37205

MAP PARCEL NOS.
7DA-30905
116-8-2

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219-2197

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) DOLLARS, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, including the assumption by Grantee of the note secured by Deed of Trust of record in Book 6398, Page 41, modified in Book 6708, Page 940, and further modified in Book 6782, Page 930, Register's Office for Davidson County, Tennessee, I, **WILLIAM S. HOFSTETTER,** unmarried, have bargained and sold, and by these presents do transfer and convey unto **JAMES C. HOFSTETTER,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being the northerly 60 feet of the southerly 80 feet of the easterly 200 feet of Lot No. 154 on the Map of Kenner Manor Land Company's Second Subdivision, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 154 fronts 60 feet on the westerly side of Woodmont Boulevard and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to William S. Hofstetter, unmarried, by deed from Barbara Ann Engel, unmarried, as of record in Book 6139, Page 550, said Register's Office.

This is (improved) property, known as 175 Wodmont Boulevard, Nashville, TN 37205.

Taxes for 1990 to be paid by Grantee.

Jo Anne Hofstetter joins in this instrument of conveyance to transfer and convey any and all marital rights which she may have in the hereinabove described property, together with any interests which she may have been granted under the provisions of divorce in the case of Hofstetter v. Hofstetter, Civil Action No. 89D-3998, Davidson County, Tennessee.

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, his heirs and assigns forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of December, 1990.

William S. Hofstetter

Jo Anne Hofstetter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $186,145.09.

William C. Hofstetter

Sworn to and subscribed before me,
this 10th day of December, 1990.

Notary Public

My commission expires: 9-25-93

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 **WILLIAM S. HOFSTETTER**, 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 and official seal at Nashville, Tennessee, this 10th day of December, 1990.

Notary Public

My commission expires: 9-25-93

8235 12/11 0101 03CHECK 621.13

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 **JO ANNE HOFSTETTER**, 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, Tennessee, this 10th day of December, 1990.

Notary Public

My commission expires: 9-25-93

11-30-90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

CAMT 186145.09
CON TX 614.13
PRFEE 1.00
WDEED 6.00
TOTAL 621.13
CHECK 621.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/11/90 01 10:02 0001 8235

78692

IDENTIF. REFERENCE

DEC 11 10 02 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380683