BOOK 8317 PAGE 206 FORM No. WD-1

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF March 19 91

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203 Mail

NAME	ADDRESS	
ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William Hofmeister (NAME)	First Republic Mortgage (NAME)	117-2-58
3023 New Natchez Trace (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	7DA 22815
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Margaret L. Maxwell, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Hofmeister and wife, Amanda D. Hofmeister

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 9-C of Block 5 on the plan of the Stokes Tract, as of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9-C fronts 100 feet on the westerly margin of Natchez Trace and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Sherman Maxwell and wife, Margaret L. Maxwell by deed of record in Book 1561, page 93, Register's Office, Davidson County, Tennessee. The said Sherman Maxwell has since deceased leaving said property to Margaret L. Maxwell as surviving tenant by the entirety.

01987

IDENTIF. REFERENCE

MAR 27 10 36 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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unimproved ( ) This is improved (xx) property, known as 3023 New Natchez Trace, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 25th day of March 19 91

Margaret L. Maxwell
Margaret L. Maxwell

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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 Margaret L. Maxwell

the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 19 91

Commission expires

NOTARY PUBLIC AT LARGE Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) (they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Margaret L. Maxwell

TO

William Hofmeister and wife, Amanda D. Hofmeister

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

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 122000.00
CON TX 402.60
PRFEE 1.00
MTGTX 6.00
TOTAL 409.60
CHECK 409.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/91 01 10:36 0001 6846

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IDENTIF. TREFERENCE

MAR 27 10 36 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407582