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This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8331 PAGE 914

ADDRESS NEW OWNER:
David W. Hofer and Phyllis E. Hofer
309 Cedarview Drive
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Union Mortgage Corporation
4300 Six Forks Road, P.O. Box 18109
Raleigh, NC 27619

MAP AND PARCEL:
MAP 162-13-O
PARCEL 150
05DU-61880

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David W. Hofer and wife, Phyllis E. Hofer, as tenants by the entirety, 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:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Dreamland Estates Southeast, Section One, of record in Plat Book 5200, Page 646, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charlie Y. Wall, by deed from Ron L. Wood and wife, Joyce A. Wood of record in Book 7983, Page 965, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record. Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by First Union Mortgage Corporation of reocrd in Book 7983, Page 968, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).
This conveyance is subject to restrictions of record in Book 6192, Page 926, said Register's Office.
The Plan of record in Plat Book 5200, Page 646, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Cedarview Drive, and a 10 foot easement for public utility and drainage purposes along the south and west lines of said lot and 2.5 foot by 25 foot utility anchor easement located on the northeast corner of said lot.

This is improved property known as 309 Cedarview Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David W. Hofer and wife, Phyllis E. Hofer, 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 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 15th day of April, 1991.

Charlie Y. Wall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of April, 1991.

NOTARY PUBLIC

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,172.93.

AFFIANT

Subscribed and sworn to before me this 15th day of April, 1991.

NOTARY PUBLIC
My Commission Expires: 3/27/93

07287

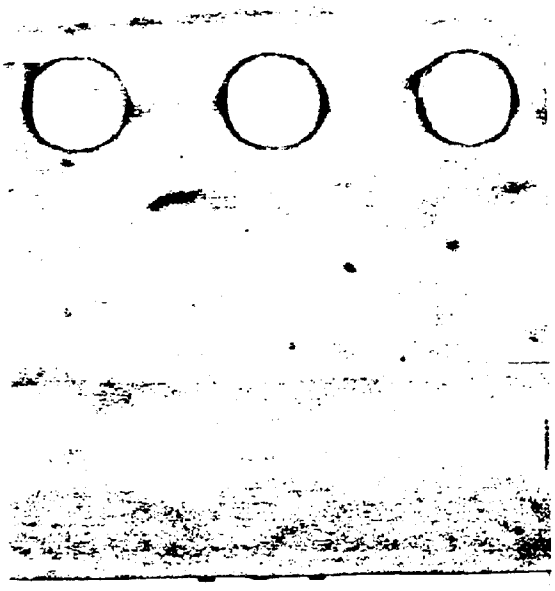
IDENTIF. REFERENCE

APR 17 [illegible] '91

DAVIDSON COUNTY TN.

5635 04/17 0101 03CHECK 255.16





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8331 PAGE 916

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

CAMT	75172.93
CON TX	248.16
PRFEE	1.00
MTEED	6.00
TOTAL	255.16
CHECK	255.16

04/17/91 01 10:59 0001 5635

072287

IDENTIF. REFERENCE

APR 17 10 59 AM '91

DAVIDSON COUNTY TN.

No. 413677