mail

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

TAMMY PARKER, UNMARRIED
1304 McAlpine Ave
Nashville, Tn 37216

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 61-16, PARCEL 358

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.
Tammy Parker

AFFIANT
Subscribed and sworn to before me this the 22nd day of OCTOBER, 1993.

Denise C. Allis
Notary Public
My commission expires: 3-1-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

79847
IDENTIF. & REFERENCE

93 NOV -1 AM 9:28
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, FRED HOFFMAN, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said TAMMY PARKER, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1304 McALPINE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 22 day of OCTOBER, 1993.

Fred Hoffman
FRED HOFFMAN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED HOFFMAN, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22 day of OCTOBER, 1993.

Denise C. Allis
notary public

My commission expires: 5-11-96

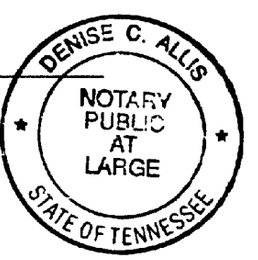


EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot Nos. 2, 3, 4 and 5 on the Plan of Kennedy and Graves Subdivision, a resubdivision of part of Lots 40 and 42, as of record in Book 5210, page 193, said Register's Office, according to a survey made by Ragan-Smith and Associates, Inc., dated June 1, 1979, described as follows:

Beginning at an iron pin in concrete on the southeasterly margin of Kennedy Avenue, thence N. 23 degrees 00' 58" E. 214.42 feet to a monument, the beginning of a curve; thence around said curve, 42.49 feet to a monument on the southwesterly margin of a dedicated right of way on the southwesterly margin of McAlpine Avenue; thence along said right of way as follows, S 59 degrees 36' 24" E. 58.55 feet to an iron pin; thence 85.00 feet to an iron pin, being the northeasterly corner of Lot No. 2 and the northwesterly corner of Lot No. 1; thence S. 23 degrees 00' 58" W. 120.0 feet to a monument; thence S. 6 degrees 31' 45" W. 62.90 feet to a monument; thence S. 14 degrees 19' 17" E. 78.26 feet to an iron pin in concrete; thence N. 59 degrees 36' 24" W. 226.24 feet to the point of beginning.

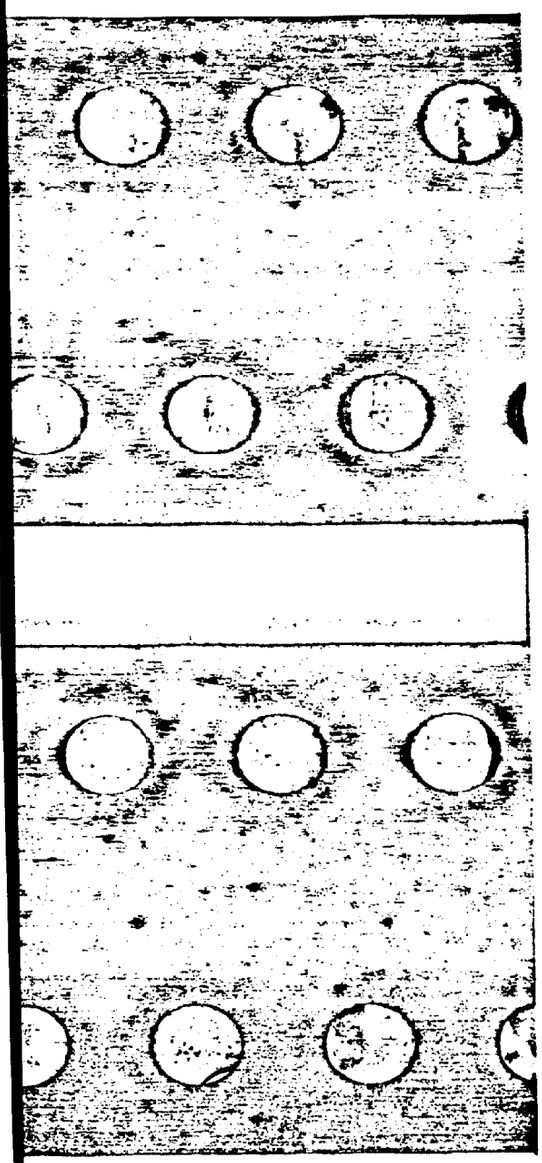
Being the same property conveyed to Fred Hoffman by Warranty Deed from William A. King and wife, Joann King, of record in Book 5480, page 906, Register's Office for Davidson County, Tennessee.

EXHIBIT 'A'

1. Real property taxes for 1993 and all future years.

2. All matters set forth on Plan of Kennedy and Graves Subdivision, a resubdivision of part of Lots 40 and 42, as of record in Book 5210, page 193, said Register's Office, including all setback lines, easements, etc., as shown thereon.

2011 11/01 0101 03CHECK 235.00



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

RECEIVED OF _____

FOR _____

BOOK 9133 PAGE 76

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 235.00
				CHECK 235.00
			11/01/93 01	09:28 0001 2011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79847
IDENTIF. ➔ REFERENCE

93 NOV -1 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 715867