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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34105)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 126000.00

Affiant

Sworn and subscribed before me this 5th day of January, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Seth Andrew Hoffman 2521 Devon Valley Drive Nashville, TN 37221	Churchill Mortgage Co. 761 Old Hickory Blvd. #203 Brentwood, TN 37027	142-16-A-12

WARRANTY DEED
(Corporate)

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, the undersigned **Southwinds Development, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Seth Andrew Hoffman and spouse, Betsy Hoffman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 41 on the plan of Devon Valley, Phase 1, of record in Book 7900, page 458, Register's Office for said County.

SAID Lot No. 41 fronts 53.00 feet on the northwesterly margin of Devon Valley Drive and extends back between parallel lines 100 feet to a dead line in the rear.

BEING the same property conveyed to Southwinds Development, Inc., by quitclaim deed from M.M.E. Limited Partnership of record in Book 9030, page 467, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7517, Page 283 as amended in Book 7517, page 367, Book 8120, page 102 as amended in Book 8180, page 222, Book 8180, page 230, Book 8180, page 232, Book 8712, page 618, Book 8712, page 620, Book 8796, page 410 and Book 8796, page 416, said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

8804 01/12 0101 03CHECK 475.20

This is improved property, known as: 2521 Devon Valley Drive, Nashville, TN 37221

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors 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.

WITNESS THE EXECUTION HEREOF this 5th day of January, 1994.

94 JAN 12 AM 9:11
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06838

Southwinds Development, Inc.

By: Michele E. Bennett
Title: Assistant Secretary

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Michele E. Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Southwinds Development, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 5th day of January, 1994.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

Notary Public

My Commission Expires:

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 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 126000.00
CON TX 466.20
PRFEE 1.00
WDEED 8.00
TOTAL 475.20
CHECK 475.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/12/94 01 09:11 0001 8804

06838
IDENTIF. & REFERENCE

94 JAN 12 AM 9:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 744805