BOOK 9306 PAGE 75

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF April, 19 94

Notary Public

MY COMMISSION EXPIRES: 2/24/97
(AFFIX SEAL)

NOTARY PUBLIC PAGE STATE OF TEN

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan F. Hoffman (NAME)	Same (NAME)	MAP 104-9
3717 Richland Avenue (ADDRESS)	(ADDRESS)	PAR 115
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(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, Georgianna W. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan F. Hoffman

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 the easterly 90 feet of Lot No. 24 of Block 7, Division "A", on the Plan of Richland Realty Company Property.

Said Plan is of record in Book 161, page 151, Register's Office for Davidson County, showing said property divided into blocks, but not showing the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into lots, said part of Lot No. 24 fronts 90 feet on the southerly side of Richland Avenue and runs back between parallel lines, parallel with and 310 feet east of the easterly margin of Christopher Street, 200 feet to a dead line.

Being the same property conveyed to Georgianna W. Russell, married, by deed from The Warner Place Group, a joint venture, of record in Book 7858, page 789, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

36897

IDENTIF. ↑ REFERENCE

94 APR -8 AM 8:46

REGISTER DAVIDSON COUNTY, TN.

MAIL ENV.

1702 04/08 0101 03CHECK 2247.50

This is improved ( ) unimproved (X) property, known as 3717 Richland Avenue, Nashville, Tennessee 37205
(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 7th day of April, 19 94

Georgianna W. Russell

Georgianna W. Russell

BOOK 9306 PAGE 76

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 Georgianna W. Russell

the bargainor _____, 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 7th day of April, 19 94.

Commission expires 5/24/97

Notary Public

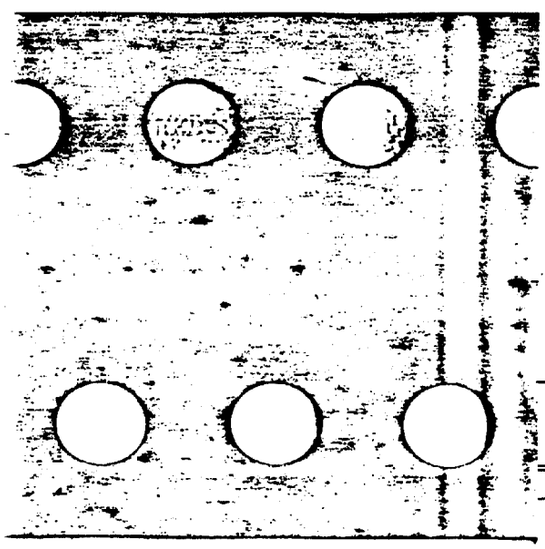
STATE OF TENNESSEE
COUNTY OF

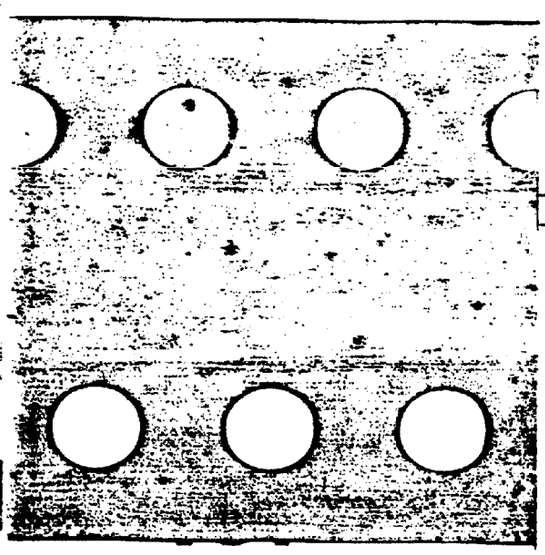
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 9306 PAGE 77

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	
				605000.00
			CON TX	2238.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	2247.50
			CHECK	2247.50
04/08/94	01		08:49 0001	1702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36897
IDENTIF. # REFERENCE

94 APR -8 AM 8:46

REGISTER
DAVIDSON COUNTY, TN.

No. 776938