47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 32,794.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
25th DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES: 4-22-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. & N. Inc. (NAME)	Mellon Mortgage Company (NAME)	MAP 41-43A
712 Rebel Road (ADDRESS)	3100 Travis Street (ADDRESS)	PARCEL 103
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Houston, Texas 77006-3699 (CITY) (STATE) (ZIP)	11D 93789

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, Joel A. Hoffman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. & N. Inc.

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 103 on the Plan of Townhouse Villa of record in Book 6250, Page 587, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Joel A. Hoffman by Quitclaim Deed from Glenn Nabors of record in Book 7566, Page 353, Register's Office for Davidson County, Tennessee.

It is hereby agreed and understood that the within named Grantee does hereby agree to assume and promise to pay the unpaid balance of a certain indebtedness in the original principal amount of $31,399.00 payable to Capitol Mortgage Corporation, and secured by a Deed of Trust of record in Book 6755, Page 704, Register's Office for said County, to which reference is here made for complete terms and conditions thereof;

57459
IDENTIFICATION REFERENCE

94 JUN -3 PM 1:11
REGISTER
DAVIDSON COUNTY, TN.

1988 06/03 0101 03CHECK 130.36

unimproved ( )
This is improved (X) property, known as 103 Hoffman Place, Madison, Tennessee 37115
(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 May 19 94

Joel A. Hoffman

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 Joel A. Hoffman

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of May 19 94.

Commission expires 11/26/94

Notary Public

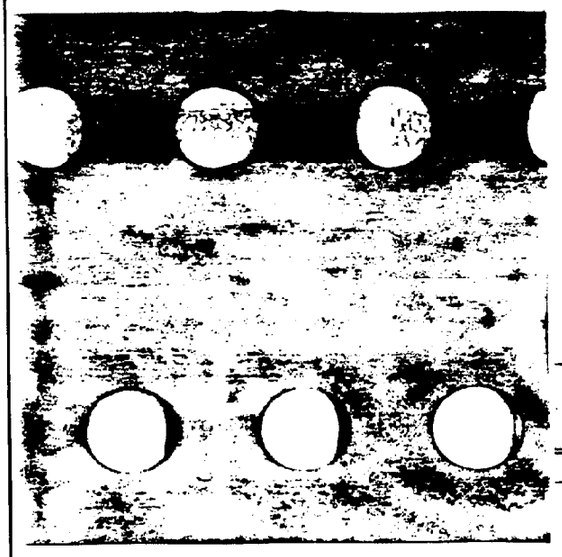
STATE OF TENNESSEE
COUNTY OF

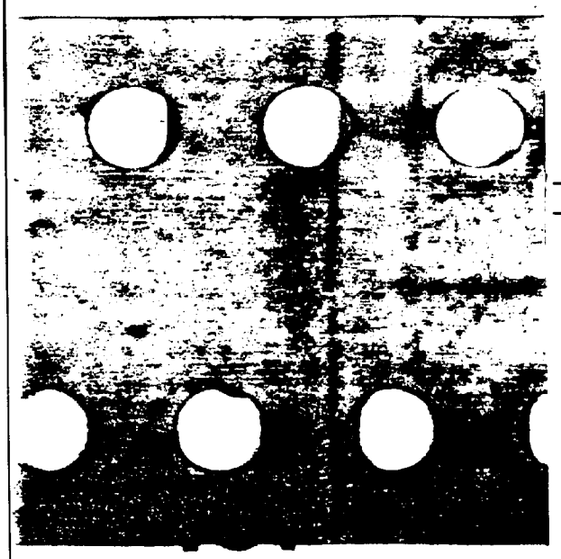
Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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 9368 PAGE 341

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 32794.62
CON TX 121.36
PRFEE 1.00
WDEED 8.00
TOTAL 130.36
CHECK 130.36

06/03/94 01 16:12 0001 1988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57459
IDENTIF. & REFERENCE

94 JUN -3 PM 1:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 798959