BOOK 9561 PG 598

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Felix W. Hollingsworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| FELIX W. HOLLINGSWORTH (NAME) | NATIONSBANC MORTGAGE (NAME) | MAP 71-07 |
| 329 EDWIN STREET (ADDRESS) | P.O. BOX 630005 (ADDRESS) | PARCEL |
| NASHVILLE, TN 37207 (CITY) (STATE) (ZIP) | DALLAS, TEXAS 75263-0005 (CITY) (STATE) (ZIP) | 207 |

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, FRED J. HOFFMAN AND MELINDA L. HOFFMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FELIX W. HOLLINGSWORTH

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 Trinity Heights, of record in Book 332, page 4, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FRED J. HOFFMAN AND MELINDA L. HOFFMAN, by Deed of record in Book 9144, page 181, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

94 12 23 0141 CHECK 163.10

22154
IDENTIFICATION REFERENCE

unimproved ( )
This is improved ( X ) property, known as 329 EDWIN STREET, NASHVILLE, TN 37207
(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 our hand s this 29th day of December 19 94

Fred J. Hoffman
FRED J. HOFFMAN

Melinda L. Hoffman
MELINDA L. HOFFMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9561 PG 599

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRED J. HOFFMAN AND MELINDA L. HOFFMAN

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 29th day of December, 19 94.

Commission expires 11/20/96

Notary Public

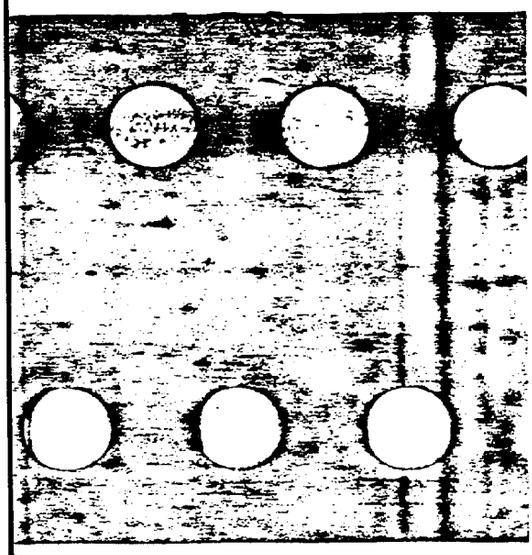
STATE OF TENNESSEE
COUNTY OF

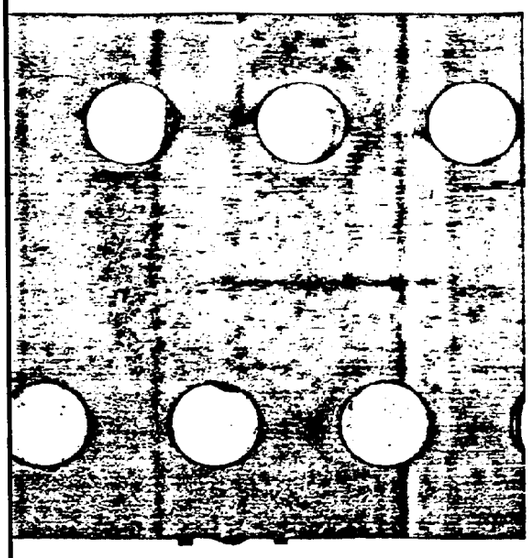
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 9561 PG 600

| | | |
|---|---|---|
| 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 | 43000.00 |
| CON TX | 159.10 |
| PRFEE | 1.00 |
| MRFEE | 9.00 |
| TOTAL | 168.10 |
| CHECK | 168.10 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

01/03/95 01 10:50 0001 8459

22154
IDENTIF. ↑ REFERENCE

95 JAN -3 AM 10:51
REGISTER
DAVIDSON COUNTY, TN.

**No.** 868337