THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

BOOK 9910 PG 168

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Cynthia Renee' Hoffman 107 Bryan House Drive Goodlettsville, TN 37072	Same as New Owner	Map 18-7 Parcel 108 Field Book GO 11942

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILSON W. HOFFMAN and TRUBIE B. HOFFMAN, a/k/a TRACY B. STROTHER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CYNTHIA RENE' HOFFMAN, a single woman, hereinafter referred to as the "GRANTEE", her 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. 44, on the Plan of Section One, Charleston Square Subdivision, of record in Book 4860, pages 37 and 38, Register's Office for said County.
>
> Said Lot No. 44 fronts 93.59 feet on the northeasterly margin of Bryan House Drive and extends back 145.0 feet on the northeasterly line and 155.3 feet on the southeasterly line to a dead line in the rear, measuring 122.5 feet thereon.
>
> Being the same property conveyed to Wilson W. Hoffman and wife, Trubie B. Hoffman, by deed from John C. Mason and wife, Kara Mason, of record in Book 6000, page 142, Register's Office for Davidson County, Tennessee. The said Wilson W. Hoffman and Trubie B. Hoffman were thereafter divorced, at which time ownership and title of the said property was vested in Wilson W. Hoffman and Trubie B. Hoffman as tenants in common, each owning a one-half undivided interest. Thereafter, Trubie B. Hoffman legally changed her name to Tracy B. Hoffman and the said Tracy B. Hoffman remarried and is now known as Tracy B. Strother.
>
> Trubie B. Hoffman and Tracy B. Strother are one and the same persons.
>
> The real property, as hereinabove described, is the same as that described in the previous Deed of Record.
>
> The current mailing address for said property is: 107 Bryan House Drive, Goodlettsville, TN 37072.

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, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1995 State and County Taxes, which are a lien but not yet due and payable, and which will be paid in full by the GRANTEE, without proration.

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT AN EXAMINATION OF THE TITLE BY THE PREPARER.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 20th day of December, 1995.

"GRANTEE"

CYNTHIA RENEE' HOFFMAN

"GRANTORS"

WILSON W. HOFFMAN

TRUBIE B. HOFFMAN, a/k/a
TRACY B. STROTHER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA RENEE' HOFFMAN, a single woman, 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, at office, this the 20th day of December, 1995.

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILSON W. HOFFMAN, 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, at office, this the 20th day of December, 1995.

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRUBIE B. HOFFMAN, a/k/a TRACY B. STROTHER, 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, at office, this the 20th day of December, 1995.

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $79,100.00.

Affiant

Sworn to and subscribed before me, this the 20th day of December, 1995.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

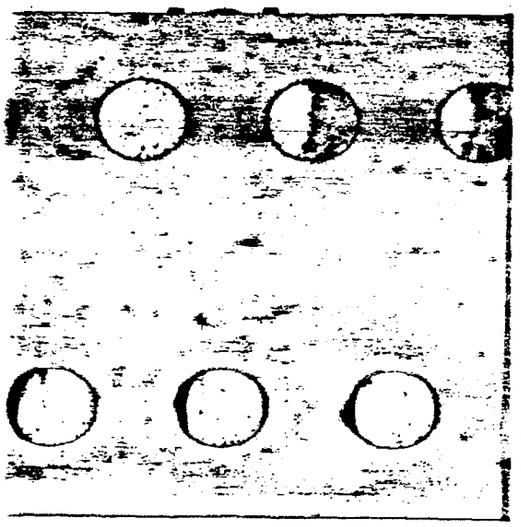
BOOK 9910 PG 170

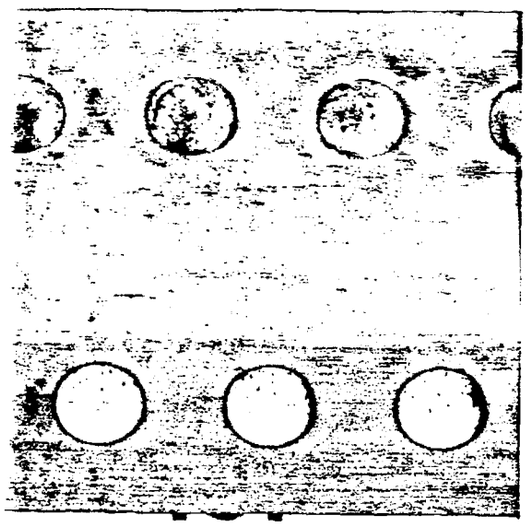
0138267
IDENTIFICATION REFERENCE

96 JAN -5 AM 9:41

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

5001 01/05 0101 03CHECK 305.67





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

RECEIVED OF _____

FOR _____

BOOK 9910 PG 171

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 79100.00
CON TX 292.67
PRFEE 1.00
WDEED 12.00
TOTAL 305.67
CHECK 305.67

01/05/96 01 09:43 0001 5001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138267
IDENTIF. ↑ REFERENCE

96 JAN -5 AM 9:42

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 993353