BOX 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10056 PG 283

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Edward H. Hoffman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 17th DAY OF May 1996

Notary Public

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
EDWARD H. HOFFMAN (NAME)	SAME (NAME)	96-13-124
2877 Lyncrest Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

KAREN GARNER BARAGONA

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

EDWARD H. HOFFMAN AND WIFE, DEIDRA L. HOFFMAN

hereinafter called the **GRANTEES**, their 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. 8 on the Plan of Twin Lawn Subdivision, Section 2, of record in Book 2854, page 44, Register's Office for said County.

Said Lot No. 8 fronts 120 feet on the southerly side of Lyncrest Drive and runs back between lines measuring 182.9 feet on the westerly line and 180.2 feet on the easterly line to a dead line in the rear on which it measures 118.1 feet.

Being the same property conveyed to Wayne C. Garner and wife, Ruby L. Garner, by deed from Mildred Ruth South, of record in Book 4054, page 727, said Register's Office. The said Ruby L. Garner having predeceased Wayne C. Garner and the said Wayne C. Garner having since died. (See affidavit of Heirship recorded simultaneously herewith)

THE PROPERTY HEREIN DESCRIBED IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1. Metro taxes for 1996, a lien, but not yet due and payable.
2.. Matters shown on the Plan of record in Book 2854, page 44, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2877 Lyncrest Drive - Nashville, TN 37214
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 17th day of May, 1996.

Karen Garner Baragona
KAREN GARNER BARAGONA

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Karen Garner Baragona, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 17th day of May, 1996.

My Commission expires:
11/28/98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

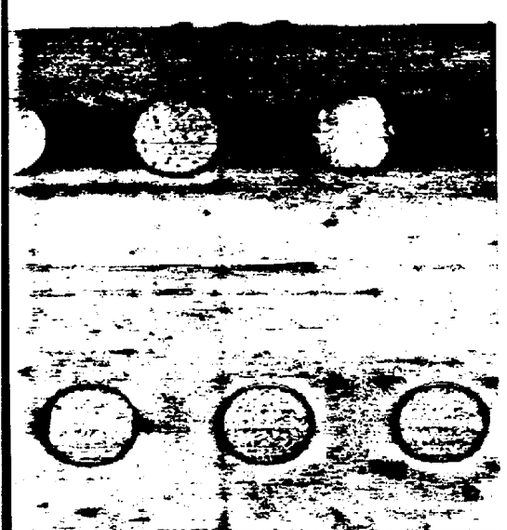
My Commission expires:

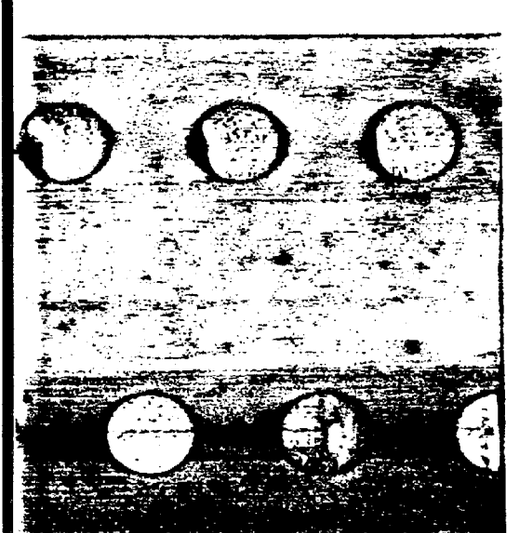
_____

Notary Public

Book 10056 Pg 284

0183713
IDENTIFICATION REFERENCE
96 MAY 21 PM 12:10





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

RECEIVED OF _____

FOR _____

BOOK 10056 PG 285

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

DAMT	73000.00
CON TX	270.10
PRFEE	1.00
MISC	8.00
	279.10
CHECK	279.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/21/96 01 12:15 0001 3778

0183713
IDENTIF. # REFERENCE

96 MAY 21 PM 12:10
REGISTER
DAVIDSON COUNTY, TENN.

No. 1041719