Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $289,000.00.

John W. Alderson
Affiant

Subscribed and sworn to before me, this 29th day of May, 1996.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
John W. Alderson and wife,
Connie J. Alderson
6104 Montcrest Drive
Nashville, TN 37215

Send Tax Bills To:
PNC Mortgage Corp. of America
320 Interstate North Parkway
Atlanta, GA 30339

Map-Parcel Number:
144-15-30
FH 14614

6998 05/30 0101 03CHECK 1078.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM P. HOFFMAN, IV AND WIFE, ELIZABETH M. HOFFMAN,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN W. ALDERSON AND WIFE, CONNIE J. ALDERSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Hillsboro Park Section II, as of record in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 188.0 feet on the southerly margin of Montcrest Drive and extends back 191.1 feet on the easterly line and 296.0 feet on the westerly line, to a broken line in the rear, measuring 236.5 feet thereon.

Being the same property conveyed to William P. Hoffman, IV and wife, Elizabeth M. Hoffman, by deed from Ennis Rauschenberger and wife, Ruby Rauschenberger, of record in Book 7458, page 288, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, pages 61 and 62, Register's Office for said County.

This is improved property known as 6104 Montcrest Drive, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of May, 1996.

0186738
IDENTIFICATION REFERENCE

96 MAY 30 AM 10:32
REGISTER
DAVIDSON COUNTY, TN.

Willie P. Hoffman IV
William P. Hoffman, IV

Elizabeth M. Hoffman
Elizabeth M. Hoffman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM P. HOFFMAN, IV,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 1996.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH M. HOFFMAN,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 1996.

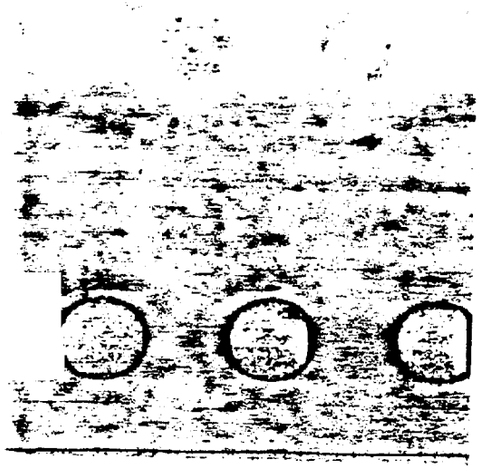
Notary Public

My Commission Expires: 11/27/99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



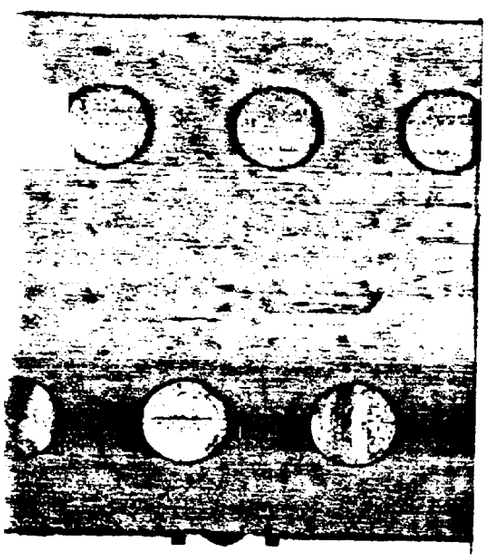
RECEIVED OF _____

FOR _____

BOOK 10065 PG 906

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
289000.00
CON TX 1069.30
PRFEE 1.00
WDEED 8.00
TOTAL 1078.30
CHECK 1078.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/30/96 01 10:36 0001 6998

0186738
IDENTIF. # REFERENCE

96 MAY 30 AM 10: 32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044902