0187326

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37818
Dav. Co. File: Box 8

96 MAY 31 AM 10:37

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10068 PG 219

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John R. Hoffman Glenda P. Cleaver 2606 Natchez Trace Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-15-305 24W 04235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances Jean Lomax, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Hoffman and spouse, Glenda P. Cleaver,** hereinafter called the **Grantee**, Grantee's 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. 4 on the Plan of E. C. Scruggs Subdivision of Lot No. 33 in Belair of record in Plat Book 547, page 143, Register's Office for said County.

SAID Lot No. 4 fronts 55 feet on the easterly margin of 28th Avenue (plat) or Natchez Trace and extends back between parallel lines 150 feet to a dead line in the rear.

BEING the same property conveyed to Frances Jean Lomax, a single person, by deed from Cornelia Cockrill Crawford and spouse, Billy Walker of record in Book 8389, page 677, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 2606 Natchez Trace, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 1996. 10068PG220

Frances Jean Lomax

Frances Jean Lomax

State of Tennessee
County of Davidson

On this 30th day of May, 1996, before me the undersigned authority, personally appeared **Frances Jean Lomax**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 205000.00

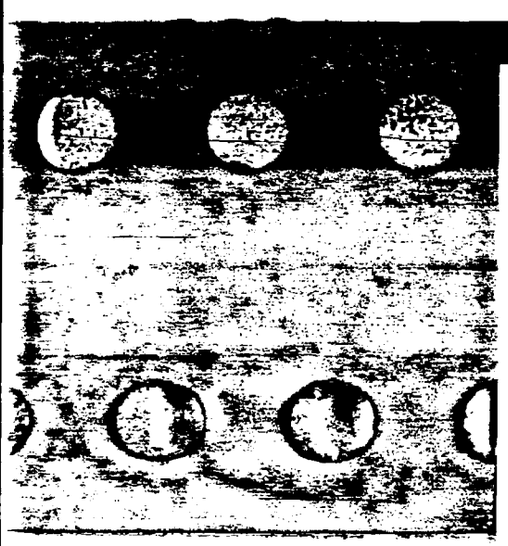
Affiant

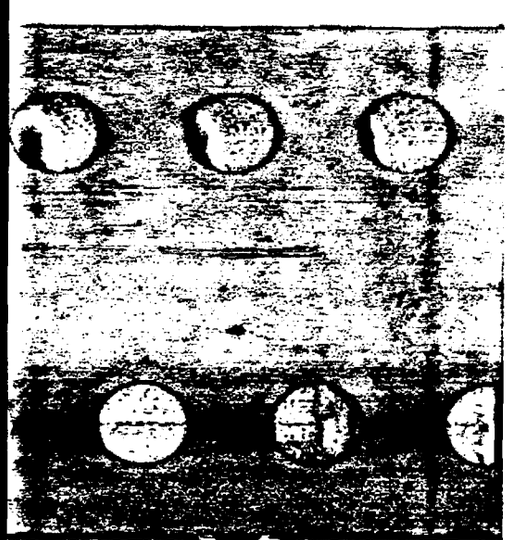
Sworn and subscribed before me on the 30th day of May, 1996.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

7535 05/31 0101 03CHECK 767.50





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

RECEIVED OF _____

FOR _____

BOOK 10068 PG 221

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 205000.00
				CON TX 758.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 767.50
				CHECK 767.50
			05/31/96 01	10:40 0001 7635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187326
IDENTIF. # REFERENCE

96 MAY 31 AM 10:3[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1045532