26B

BOOK 10068 PG 995

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Loren H. Hoffman and wife, Barbara L. Hoffman 8797 Hester Beasley Rd Nashville, TN 37221	NEW OWNER	Map 169 Parcel 023.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, KN Margaret Frances Nelsen, married (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Loren H. Hoffman and wife, Barbara L. Hoffman (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Please see attached Exhibit "A" for legal description.

Being the same property conveyed to Margaret Frances Nielson by Quitclaim Deed from Harald Nielsen of record in Book 7271, page 89, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as Route 1, Hester Beasley Road, Nashville, Tennessee 37221.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $47,500.00.

Barbara L. Hoffman
Affiant

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

Notary Public

My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of May, 1996.

Margaret F. Nielsen

Margaret Frances Nielsen HN
by Harold Nielsen ATTY
in fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret Frances Nielson**, the bargainor 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 and official seal at Nashville, Tennessee, this 29th day of May, 1996.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of May, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harold Nielsen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Margaret Frances Nielsen, and acknowledged that he executed the same as the free act and deed of the said Margaret Frances Nielsen.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98

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EXHIBIT A

Land in the 9th Civil District of Davidson County, Tennessee, portion described according to a survey made by Geo. W. Watkins, Surveyor, December 6, 1957, as follows:

Beginning in the center of Hester Beasley Road; thence from center of said road, being the southwest corner of the Carter Heirs' property; thence with Carter Heirs' line north 7 degrees 30 minutes east 342 feet to the southeast corner of Fred King property; thence with said King's southern boundary line north 88 degrees 30 minutes west 380 feet to a post, south 83 degrees west 121 feet to a post, south 87 degrees 30 minutes west 410 feet to the center of a Ridge road and south 85 degrees west 362 feet to a post; thence south 8 degrees west 321 feet; thence south 2 degrees west 360 feet to a post sourwood stump; thence due east 142 feet to Zeb Baird's northwest corner; thence with said Baird's northern boundary line north 89 degrees 30 minutes east 882 feet to center of Hester Beasley Road, said center of road being the northern boundary line of the property conveyed to Zeb Baird by deed from Margaret Hays, as of record in Book 2489, page 535, Register's Office for said County, thence with center of Hester Beasley Road to the southwest corner of the Carter Heirs' property the point of beginning. Containing 20 acres, being the same more or less.

Included in the above description, but expressly excluded from this conveyance is the following described property, to-wit:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Medlin, September 20, 1969, as follows:

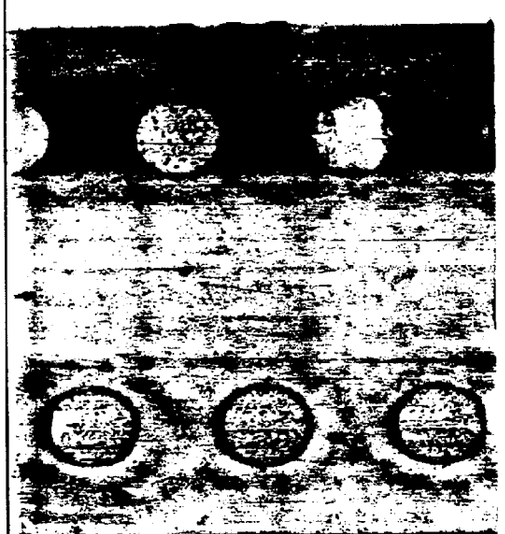
Beginning in the center of Hester Beasley Road; thence from the center of said road, being the southwest corner of the Harald Nielsen Property; thence with the Nelsen line North 41° 08' West 268.33' to an iron pin; thence North 0° 30' West 110.0' to an iron pin; thence South 89° 30' west 933.9' to a point; thence South 8° 00' West 67.16' to a point; thence South 2° 00' East 360.0' to a point; thence North 90° 00' East 142.0' to Baird's northwest corner; thence North 89° 30' East 882.0' to the center of Hester Beasley Road; thence North 44° 10' East 159.77' to the point of beginning, said tract containing 10.05 acres.

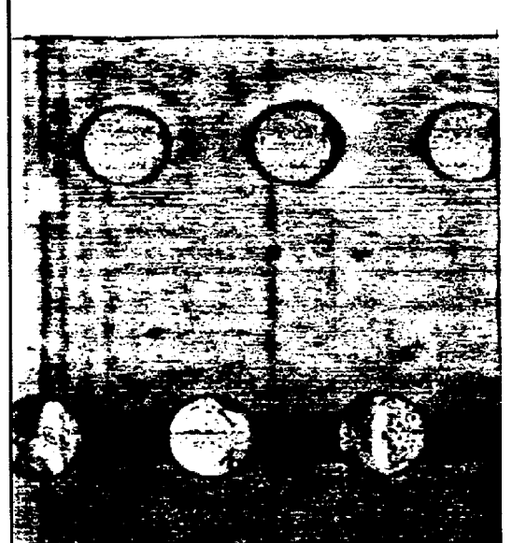
7851 05/31 0101 03CHECK 188.75

0187528
IDENTIF. & REFERENCE

96 MAY 31 PM 3:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10068 PG 998

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

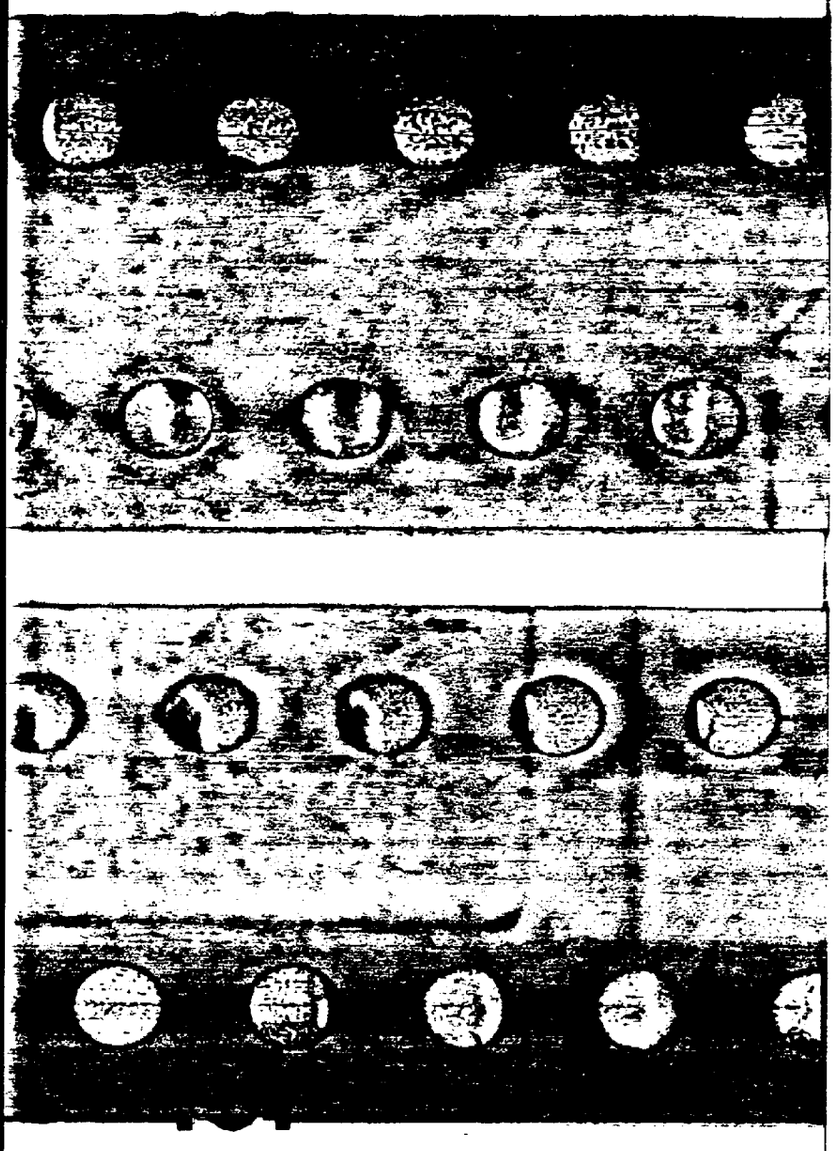
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
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				CON TX 175.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 188.75
				CHECK 188.75
			05/31/96 01	15:24 0001 7851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187528
IDENTIF. ↑ REFERENCE

96 MAY 31 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045745



5-31-96

VOID

BOOK 10068 PG 999