WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Ramona E. Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 19 96

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAMONA E. HOFFMAN (NAME)	NATIONSBANK OF TENNESSEE, N.A. (NAME)	15-0-138
3071 MORGAN ROAD (ADDRESS)	3401 WEST END AVENUE (ADDRESS)	14D-27808
JOELTON, TN 37080 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL D. MAYNARD AND WIFE, CATHY L. MAYNARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAMONA E. HOFFMAN AND HUSBAND, RICHARD A. HOFFMAN, JR.

HEREINAFTER CALLED THE GRANTEES, THEIR 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 a part of the 59 acres, more or less, of record in Book 1309, page 18, and being more particularly described as Lot No. 9 on an unrecorded Plat by CUMMINGS SURVEYING COMPANY, dated June 5, 1967 and by a survey by JOHN B. KOHL, III, dated July 18, 1996, as follows:

BEGINNING at an iron pin in the southerly margin of Morgan Road, said iron pin being placed at a point 1027.1 feet in an easterly direction from an iron pin at the beginning of a curve at the southeasterly intersection of Whites Creek Pike and Morgan Road; thence in an easterly direction along the southerly margin of Morgan Road, 150 feet to an iron pin; thence leaving Morgan Road, South 02 degrees 30 minutes West 1243 feet to an iron pin in a fence line; thence along said fence line, North 86 degrees West 150 feet to an iron pin; thence in a northerly direction, 1247 feet to the point of BEGINNING.

BEING the same property conveyed to PAUL D. MAYNARD AND WIFE, CATHY L. MAYNARD, by deed from The Heirs at Law of Kenneth R. Adair, being Phylis Adair, Kenneth R. Adair, Jr., Kevin Adair, and Tammy Adair Demonbreun, of record in Book 7679, page 820, Register's Office for DAVIDSON County, Tennessee.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 3071 MORGAN ROAD, JOELTON, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 hand s this 23rd day of July 19 96

Paul D. Maynard
PAUL D. MAYNARD

Cathy L. Maynard
CATHY L. MAYNARD

*** LEGAL DESCRIPTION CONTINUATION

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated July 18, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

3733 07/24 0101 03CHECK 512.50

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 PAUL D. MAYNARD AND WIFE, CATHY L. MAYNARD

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 23rd day of July, 19 96

Commission expires November 27, 1999

J. PHILLIP JONES Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

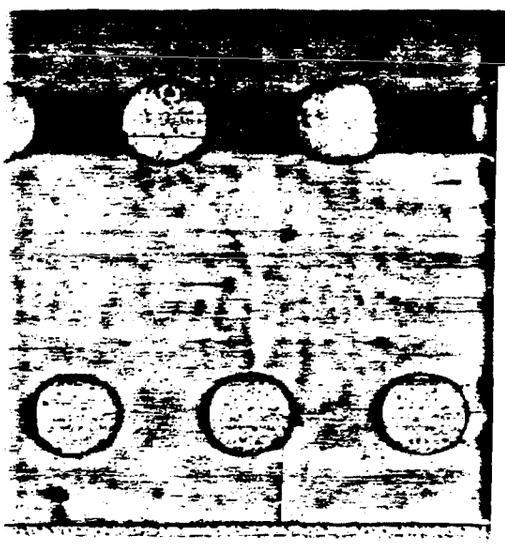
Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

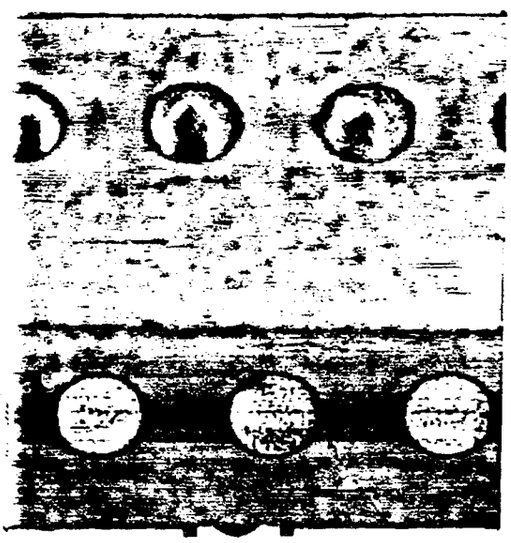
My commission expires _____

_____
Notary Public

02206874
IDENTIFICATION REFERENCE

96 JUL 24 PM 2:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED Of _____

FOR _____

BOOK 10131 PG 29

CD - 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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 12.00
TOTAL 512.50
CHECK 512.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8783

0206874
IDENTIFICATION REFERENCE

96 JUL 24 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066408