0208687

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: () Title No: 38070
Dav. Co. File: Box 8

96 JUL 30 AM 9:52

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

BOOK 10136 PG 947

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey R. Hanna Matraca M. Berg 237 Haverford Avenue Nashville, Tennessee 37205	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 129-H-57

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 **John R. Hoffman and spouse, Glenda P. Cleaver,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey R. Hanna and spouse, Matraca M. Berg,** 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. 1 on the plan of The Bransford Realty Company's Subdivision of a part of Lot No. 10 West Meade Subdivision, of record in Book 547, page 142, Register's Office for said County.

BEGINNING at a point in the northerly margin of Haverford Avenue which point is a common corner of Lots Number 1 and 2 in said plan; running thence in a northeasterly direction to a curved line, with the northerly margin of Haverford Avenue, 428 feet and 8 inches to a point, being a corner of Haverford Avenue and West Meade Drive; running thence in a northwesterly direction with the southwesterly margin of West Meade Drive 251 feet and 6 inches to a point, being a common corner of Lots Number 1 and 2 in said plan; thence in a westerly direction 349 feet along the common boundary line of Lots Number 1 and 2 to the point of beginning.

BEING the same property conveyed to John R. Hoffman and Glenda P. Cleaver, both unmarried, by deed from David Obolensky and wife, Catherine Obolensky of record in Book 7590, page 887, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 237 Haverford Avenue, Nashville, Tennessee 37205

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 29th day of July, 1996.

John R. Hoffman

Glenda P. Cleaver

State of Tennessee
County of Davidson

On this 29th day of July, 1996, before me the undersigned authority, personally appeared **John R. Hoffman** and **Glenda P. Cleaver**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 310000.00

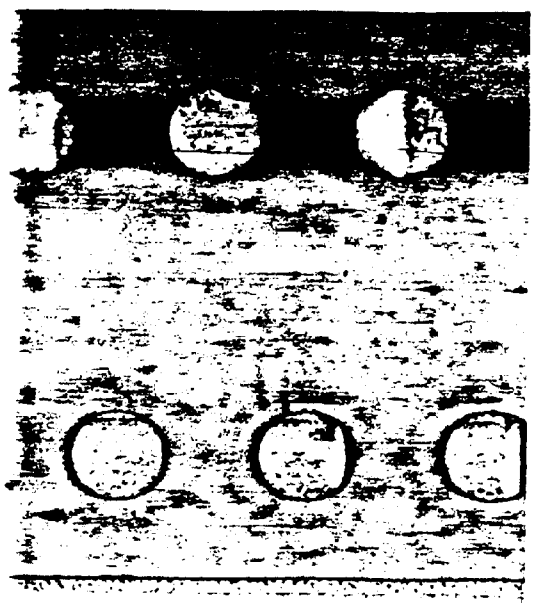
Affiant

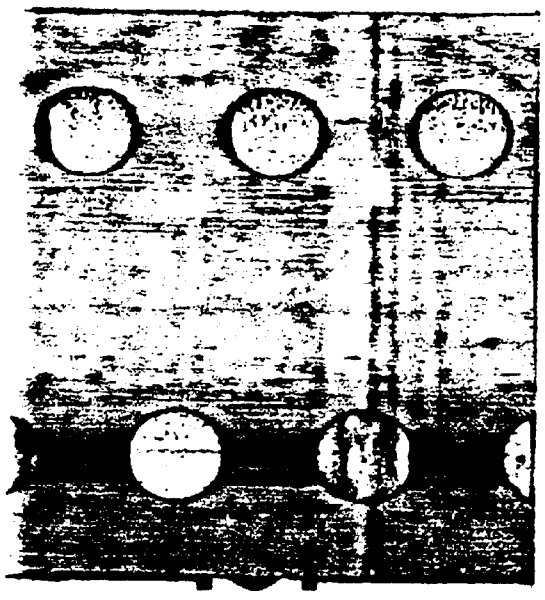
Sworn and subscribed before me on the 29th day of July, 1996.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

0749 07/30 0101 03CHECK 1156.00





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

RECEIVED OF _____

FOR _____

BOOK 10136 PG 949

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	310000.00
			CON TX	1147.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1156.00
07/30/96	01	09:54	CHECK	1156.00
		0001		0749

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208687
IDENTIF. ↑ REFERENCE

96 JUL 30 AM 9:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068346