Box 40-13

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10140 PG 70

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Karen E. Hoff
(AFFIANT)

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF July, 19 96

Johnnie A. Hall
NOTARY PUBLIC

My Commission expires: 1-22-98

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Karen E. Hoff, et vir (NAME)	Karen E. Hoff, et vir (NAME)	Map 83-13
1600 Fatherland Street (ADDRESS)	1600 Fatherland Street (ADDRESS)	Par. 426
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	23W-05280

Warranty Deed

For and in Consideration of the sum of $ 68,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VICTOR J. GUY, unmarried

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

KAREN E. HOFF AND HUSBAND, ROBERT N. HOFF, II

hereinafter called the **GRANTEES**, their 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 the westerly 66 feet of Lot No. 73 on the Plan showing the Lindsley Subdivision of the Chadwell Tract, as of record in Plan Book 2, page 24, Chancery Court at Nashville.

According to a survey made by S. R. Sanford, Jr., Surveyor, February 11, 1938, said part of Lot No. 73 fronts 66 feet on the southerly side of Fatherland Street, and runs back 153.9 feet, more or less, on the easterly line and 155 feet on the westerly line with the easterly margin of South 16th Street, formerly Malvina Avenue, to an alley, and measure 66 feet thereon.

Being the same property conveyed to Victor J. Guy and wife, Connie R. Guy by deed from Margie Golden Anderson, a widow of record in Book 7583, page 946, Register's Office for Davidson County, Tennessee. Connie R. Guy having conveyed her interest in said property to Victor J. Guy, by deed of record in Book 8461, page 813, said Register's Office. The parties having divorced, Case No. 91D3115 in the Second Circuit Court for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1600 Fatherland Street, Nashville, Tennessee. 37206
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 31st day of July, 19 96.

Victor J. Guy

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

BOOK 10140 PG 71

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Victor J. Guy, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of July, 19 96.

My Commission expires: 11-22-97

Johnna L Butler
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____
Notary Public

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.
96 AUG -1 AM 9:43

IDENTIF. & REFERENCE

0209508

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

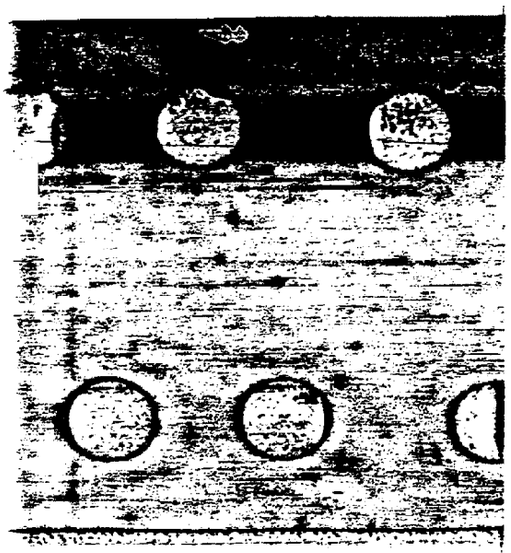
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

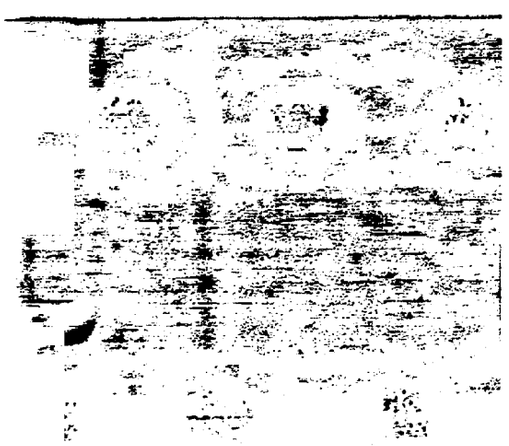
Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____
Notary Public

11108/01 0101 03CHECK 260.50





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

RECEIVED OF _____

FOR _____

BOOK 10140 PG 72

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 68000.00
				CON TX 251.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 260.60
				CHECK 260.60
			08/01/96 01	09:45 0001 1641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209508
IDENTIF. ↑ REFERENCE

96 AUG -1 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069226