22

WARRANTY DEED

BOOK 10175 PG 272

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 96

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(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
HENRY S. HOOD	**SAME**	91-15-378
(NAME)	(NAME)	
241 54TH AVENUE NORTH		12W-07453
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(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, J. P. HOFFMAN, JR. AND WIFE, LYUBOV HOFFMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY S. HOOD AND WIFE, SARAH J. HOOD

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 part of Block No. 3, on the Plan of REALTY SAVINGS BANK & TRUST COMPANY'S REVISED PLAN OF THE WEST EXTENSION OF CHARLOTTE PARK, of record in Book 421, page 18, Register's Office for DAVIDSON County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of 53RD AVENUE NORTH, 161.00 feet South of the Southwest corner of the intersection of Charlotte Pike with said 53rd Avenue North, said point being the Northeast corner of the land herein conveyed; thence South 03 degrees 51 minutes East 59.6 feet to a point; thence South 85 degrees 55 minutes West 100.00 feet to a point; thence North 03 degrees 56 minutes West and parallel with the westerly margin of 53rd Avenue North, 59.6 feet to a point; thence North 81 degrees 30 minutes East 100.00 feet to the point of BEGINNING.

BEING the same property conveyed to J. P. HOFFMAN, JR., by deed from Willard Colgan and wife, Wanda J. Demumbreum Colgan, Earl S. Johnson and wife, Eva Proctor Johnson and John W. Bryan and Martha H. Bryan, of record in Book 4804, page 189, Register's Office for DAVIDSON County, Tennessee.

J. P. HOFFMAN, JR. AND JOHN PADGETT HOFFMAN, JR. ARE ONE IN THE SAME PERSON.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 337 53RD AVENUE NORTH, NASHVILLE, TN 37209
(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 28th day of August, 19 96

J. P. HOFFMAN, JR.

LYUBOV HOFFMAN

BOOK 10175 PG 273

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 J. P. HOFFMAN, JR. AND WIFE, LYUBOV HOFFMAN

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 28th day of August, 1996.

Commission expires July 26, 1997

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, 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

3397 09/03 0101 03CHECK 212.50

*** LEGAL DESCRIPTION CONTINUATION

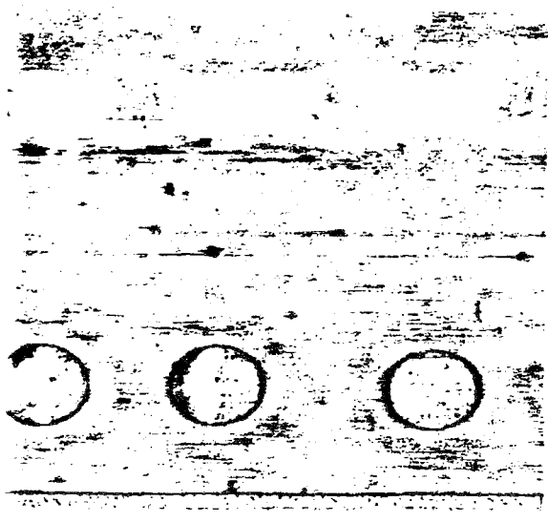
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

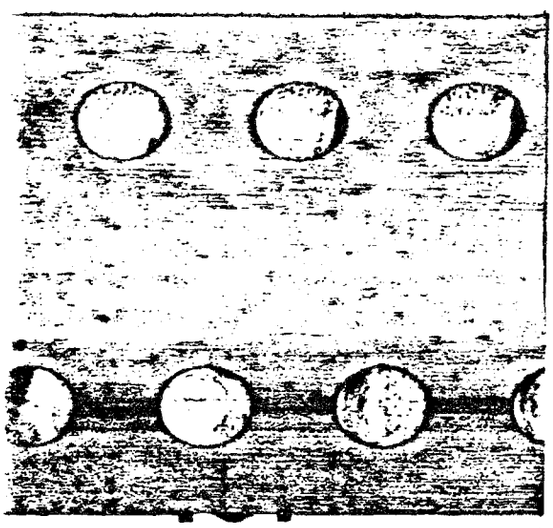
LYUBOV HOFFMAN, wife of J. P. HOFFMAN, JR., joins in to convey any interest she may have by reason of her marital status in subject property.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0220490
IDENTIFICATION REFERENCE

96 SEP -3 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10175 PG 274

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

09/03/96 01 13:49 0001 3397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220490
IDENTIF. ↑ REFERENCE

96 SEP -3 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1025904