BOOK 10217 PG 401

**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MAW

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00

Affiant

Subscribed and sworn to before me, this 26th day of September 1996

Notary Public

My Commission Expires: 11-22-97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| KAREN HOFF<br>1707 Forrest Avenue<br>Nashville, Tennessee 37206 | SAME | MAP 83-10<br>PARCEL 258 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND AND NO/100---------- ---------- ($ 45,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , ROGER WOMBLE, married

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto KAREN HOFF, MARRIED

hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 50.0 feet of the southerly 272.0 feet of Lot No. 83 on the Plan of Lockeland, Chadwell Home Place, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 83 fronts 50.0 feet on the northerly side of Forrest Avenue and runs back between parallel lines 272.0 feet to a dead line in the rear measuring 50.0 feet thereon.

BEING the same property conveyed to Roger Womble by deed from Ingram & Lowe, Attorneys, Substitute Trustee, of record in Book 8641, page 229, Register's Office for Davidson County, Tennessee.

MARTHA McCLEAREN, spouse of Roger Womble, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a Deed of Trust in favor of First Tennessee Bank, N.A.

CONTINUED

This is improved property known as 1707 Forrest Avenue, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lockeland, Chadwell Home Place of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s__ himself___, __his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, __her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF __I__ have hereunto set __my__ hand___on this the __26th__ day of __September___, 19 96.

ROGER WOMBLE

MARTHA McCLEAREN

KAREN HOFF

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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 ROGER WOMBLE and MARTHA McCLEAREN and KAREN HOFF, the bargainor___, with whom I am personally acquainted (or proved to me on 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 this __26th__ day of __September___, 19 96.

My Commission Expires: November 22, 1997

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

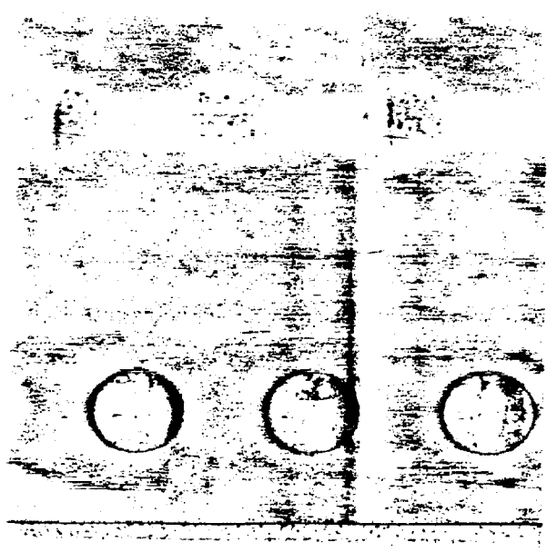
LEGAL DESCRIPTION CONTINUATION

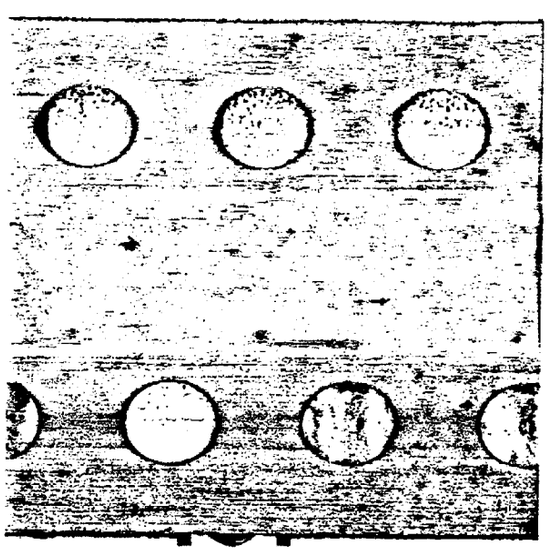
of record in Book , page , said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

0233391
IDENTIF. & REFERENCE

96 OCT -7 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7112 10/07 0101 03CHECK 179.50





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

**RECEIVED OF** _____

**FOR** _____

BOOK 10217 PG 404

| | | |
|---|---|---|
| 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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

10/07/96 01 09:21 0001 7112

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

023339 L
IDENTIF. & REFERENCE

96 OCT -7 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1074180

No. [redacted]