BOOK 10257 PG 564

THIS INSTRUMENT PREPARED BY:

Mail

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***10,000.00

Affiant

Subscribed and sworn to before me this 8th day of November, 1996.

Notary Public

My Commission Expires: 11.22.97

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
KAREN HOFF 1709 Forrest Avenue Nashville, Tennessee 37206	KAREN HOFF 1711 Forrest Avenue Nashville, Tennessee 37206	MAP 83-10 PARCEL 259

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND AND 00/100 ($***10,000.00) DOLLARS, Six Hundred Dollars ($***600.00) of which has been paid by the hereinafter named Grantee the receipt of which is hereby acknowledged and Nine Thousand Four Hundred Dollars ($***9,400.00) as evidenced by one purchase money note, of even date, executed by the Grantee herein, payable to the order of Grantor, maturing on or before November 8, 1997, bearing interest at the rate of Ten percent (10.0%) per annum, payable at maturity, to secure payment of which note a VENDOR'S LIEN is expressly retained on the hereinafter described real estate and to further secure payment of said note and to more easily enforce its collection, the Grantee is executing of even date herewith a DEED OF TRUST to Ronald E. Underwood, Trustee, it being stipulated that an entry of release of the Vendor's Lien herein retained or of the lien created by the said Deed of Trust, will operate as a release and discharge of the Vendor's Lien herein retained and as a release of the lien created by the Deed of Trust, whether or not the Deed of Trust has been placed of record, EXCHANGE INSURANCE COMPANY, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby 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 easterly one-half of Lot No. 83 on the subdivision of Lockland-Chadwell Home Place as of record in Book, 57, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to Exchange Insurance Company by deed from John Horton, Substitute Trustee, of record in Book 10204, page 719, Register's Office for Davidson County, Tennessee.

This is improved property known as 1709 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 COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a 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.

2. Matters, if any, shown on the plan of Lockland-Chadwell Home Place of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of November, 1996, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

EXCHANGE INSURANCE COMPANY

BY: Richard A Wilson Vice President by John Horton ATTY IN FACT

TITLE: Vice President

0246007
IDENTIF. ↑ REFERENCE

96 NOV 13 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0683 11/13 0101 03CHECK 46.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN THOMAS HORTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard A. Wilson, Vice President of Exchange Insurance Company, and acknowledged that he executed the same as the free act and deed of the said Richard A. Wilson as Vice President of Exchange Insurance Company.

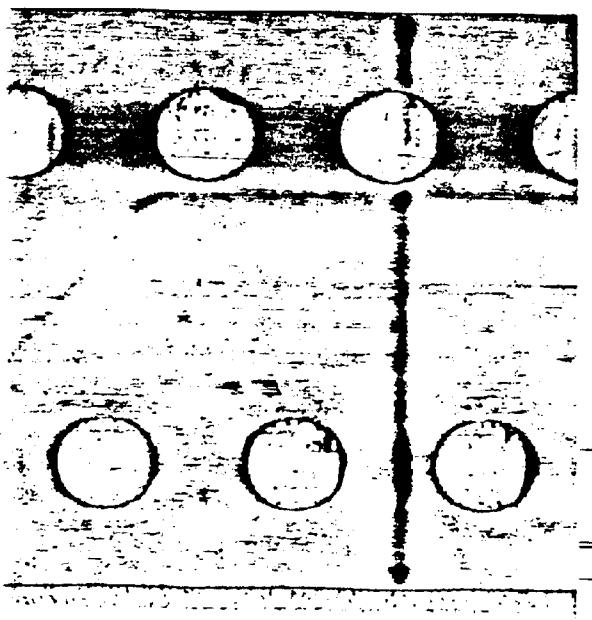
WITNESS my hand and seal this 8th day of November, 1996.

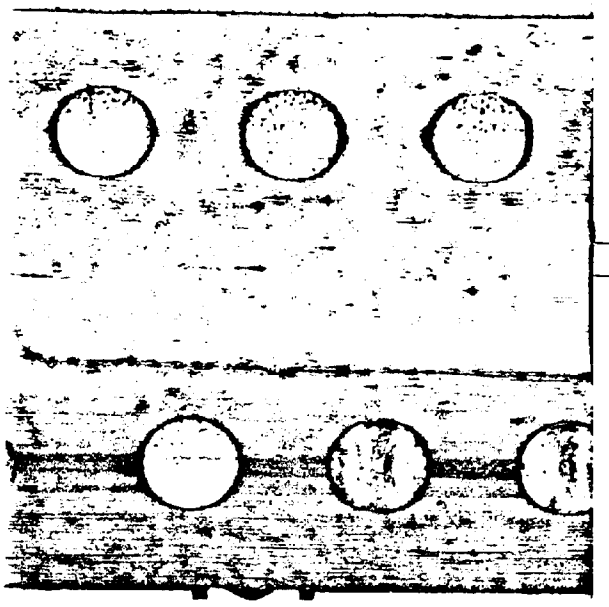
Notary Public

My Commission Expires:

11-22-97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10257 PG 566

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 10000.00
CON TX 37.00
PRFEE 1.00
MDEED 8.00
TOTAL 46.00
CHECK 46.00

11/13/96 01 08:32 0001 0683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246007
IDENTIF. ↑ REFERENCE

96 NOV 13 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087575