BOOK 10376 PG 486

**STATE OF TENNESSEE** 7254-M
**COUNTY OF Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Victor J. Fletcher
**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE** 28th DAY OF February 19 97

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC

***THIS INSTRUMENT WAS PREPARED BY***
**Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211**

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Victor J. Fletcher | Century Mortgage Corp. | 83-14-35 |
| (NAME) | (NAME) | |
| 1903 Shelby Avenue | Two International Dr., Suite 507 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Nashville, TN 37206 | Nashville, TN 37217 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, David Hoffman and Jackie B. Hoffman, husband and wife

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Victor J. Fletcher and Tiffanie Fletcher, husband and wife

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 Lot No. 146 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said County.

Said Lot No. 146 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Jackie B. Hoffman, spouse of David Hoffman, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

0281386
IDENTIF. ↑ REFERENCE

97 MAR 11 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5365 03/11 0101 03CHECK 342.00

This is improved property known as 1903 Shelby Avenue, Nashville, TN 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 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 their hand s this 28th day of February, 19 97.

David Hoffman
**David Hoffman**

Jackie B. Hoffman
**Jackie B. Hoffman**

BOOK 10376 PG 487

7254-M

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named David Hoffman and Jackie B. Hoffman, husband and wife the bargainors, 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 February, 19 97.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10378 PG 488

| | | |
|---|---|---|
| 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 | 90000.00 |
| CON TX | 333.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 342.00 |
| CHECK | 342.00 |

03/11/97 01 14:10 0001 5365

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

0281386
IDENTIF. ↑ REFERENCE

97 MAR 11 PM 2:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1125729