[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Douglas P. Hoffman]	NationsBank of Tennessee, N.A.]	MAP and PARCEL]
[1110 Oakway Court]	Attn: Tax Dept.]	108-16 172]
[Nashville, TN 37214]	830 Central Avenue]	
	Tampa, FL 33633-0754]	

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 10430 PG 315

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Eric Goncalves, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Douglas P. Hoffman, unmarried, and Mary Helen Jordan, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 57A, Zone Lot Division of Lots Nos. 57 and 62, of Section III Revised, of Percy Priest Woods, of record in Plat Book 6250, Page 509, amending Plat Book 5200, Page 789, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eric Goncalves by deed from Percy Priest Woods, a joint venture, of record in Book 6611, Page 673, said Register's Office.

This is property with a common address of 1110 Oakway Court, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of record in Book 5200, Page 789, as amended in Book 6250, Page 509, said Register's Office, and all matters therein; 3) Grant of Easement of record in Book 6071, Page 491, said Register's Office; 4) Restrictive Covenants of record in Book 5984, Page 865, Book 6020, Page 270, and in Book 6353, Page 307, said Register's Office.

97 APR 28 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0298359
IDENTIF. & REFERENCE

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $75,000.00
[
[Subscribed and sworn before me this 25th day of April, 1997.
[
[My Commission Expires: 5/23/98

x Douglas P Hoffman
Affiant

Notary Public

CINDY S. SMITH NOTARY PUBLIC STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Patricia Goncalves, spouse of Eric Goncalves, joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights therein.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **April, 1997**.

x Eric Goncalves
Eric Goncalves

x Patricia Goncalves
Patricia Goncalves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Eric Goncalves and wife, Patricia Goncalves**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

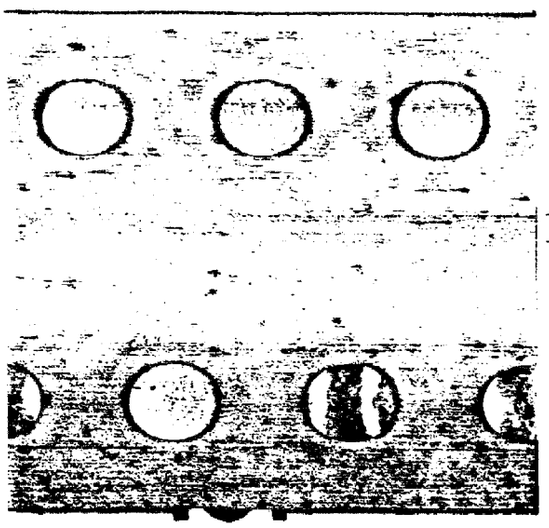
Witness my hand and official seal at **Nashville**,, Tennessee, this **25th** day of **April, 1997**.

Notary Public
My Commission Expires: 3/23/98

File No. 9704-050.wd

3866 04/28 0101 03CHECK 286.50





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

RECEIVED OF _____

FOR _____

BOOK 10430 PG 317

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

04/28/97 01 02157 0001 3866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0298359
IDENTIF. # REFERENCE

97 APR 28 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1143976