BOOK 11042 PAGE 149

0468566

PICK-UP IDENTIF. # REFERENCE

98 JUL 30 AM 10:47

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

This instrument prepared by
Leon Starber, Attorney-at-Law
1161 Murfreesboro Rd., Ste. 505
Nashville, TN 37217

Quitclaim Deed

Address of New Owner(s):	Send tax bills to	Map - Parcel
Richard A. Hoffman, Jr. 3071 Morgan Road Joelton, TN 37080	same	Map 15.00 Parcel 138.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **RAMONA E. HOFFMAN**, by these presents does hereby quitclaim and convey unto **RICHARD A. HOFFMAN, JR.** his successors and assigns, all her right title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being a part of the 59 acres, more or less, of record in Book 1309, Page 18, and being more particularly described as Lot No. 9 on an unrecorded Plat by Cummings Surveying Company, dated June 5, 1967 and by a survey by John B. Kohl, III, dated July 18, 1996, as follows:
>
> Beginning at an iron pin in the southerly margin of Morgan Road, said iron pin being placed at a point 1027.1 feet in an easterly direction from an iron pin at the beginning of a curve at the southeasterly intersection of Whites Creek Pike and Morgan Road; thence in an easterly direction along the southerly margin of Morgan Road, 150 feet to an iron pin; thence leaving Morgan Road, South 02 degrees 30 minutes West 1243 feet to an iron pin in a fence line; thence along said fence line, North 86 degrees West 150 feet to an iron pin; thence in a northerly direction, 1247 feet to the point of beginning.
>
> For source of title reference is made to Book 10131, Page 26, Register's Office for Davidson County, Tennessee.

This is **improved** property, known as 3071 Morgan Road, Joelton, TN 37080.

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

WITNESS my hand this 30th day of July, 1998.

Ramona E. Hoffman
RAMONA E. HOFFMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-.

Richard A. Hoffman, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 1998.

Delaina D. Davis
Notary Public

My Commission expires: 5-11-02

OFFICIAL SEAL
DELAINA D. DAVIS
NOTARY PUBLIC - STATE OF TENNESSEE
WILSON COUNTY
My Comm. Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **RAMONA E. HOFFMAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of July, 1998.

Notary Public

My Commission expires: 5-1-02

DELANA D. DAVIS
NOTARY PUBLIC, STATE OF TENNESSEE
WILSON COUNTY
My Comm. Expires

0119 07/30 0101 02CHECK
10.00