39-B

BOOK 11230 PAGE 946

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Wilson W. Hoffman Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF November 19 98.

Notary Public

MY COMMISSION EXPIRES: 7-29-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry V. Claud (NAME)	Nashville Bank of Commerce (NAME)	MAP 12
11.40 Acres Baker Road (ADDRESS)	221 Fourth Avenue North (ADDRESS)	PARCEL 137
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, Wilson W. Hoffman, Jr., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry V. Claud and wife, Brenda A. Claud

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:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 25 on the survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Jo Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the southerly margin of Baker Road (said point being SOuth 58 degrees 21' 14" West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.05 feet and a delta angle of 70 degrees 58' 23" for a distance 385.86 feet; thence, North 46 degrees 09' 44" West 81.89 feet to a point; thence, North 46 degrees 09' 44" West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36 degrees 28' 20" for a distance of 378.88 feet; thence, North 86 degrees 35' 19" West 141.00 feet; thence, North 86 degrees 35' 19" West 250.24 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South 5 degrees 54' 41" West 910.21 feet to an iron pin; thence, South 84 degrees 06' 48" East 250.00 feet to an iron pin; thence, South 5 degrees 26' 27" West 558.09 feet to an iron pin; thence, North 83 degrees 12' 16" West 654.66 feet to a point; thence, North North 5 degrees 54' 41" East 547.69 feet to an iron pin; thence South 84 degrees 06' 48" East 250.00 feet to an iron pin ; thence North 5 degrees 54' 41" East 902.99 feet to an iron pin in the Southerly margin of Baker Road; thence, with said margin of said road South 86 degreees 52' 09" East 150.18 feet to the point of beginning and containing 11.40 acres, more or less.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 11.40 Acres Baker Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of November, 19 98

Wilson W. Hoffman, Jr.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilson W. Hoffman, Jr.

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 at Goodlettsville, Tennessee, this 30th day of November, 19 98.

Commission expires 9-29-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

CONTINUATION FROM PAGE # ONE:

Being the same property conveyed to Wilson W. Hoffman, Jr. by deed from Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman, of record in Book 6882, Page 281, Register's Office for Davidson County, Tennessee.

0519485
IDENTIF. + REFERENCE
98 DEC -2 PM 1:16
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
4379 12/02 0101 03CHECK 336.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 336.60
CHECK 336.60

12/02/98 01 13:18 0001 4379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05194 85
IDENTIF. # REFERENCE

DEC -2 PM 1:17
L. GARRETT REGISTER
AVIDSON COUNTY, TN.

No. 1379402