# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SETH A. HOFFMAN | Fifth Third Bank | MAP 129-11 |
| (NAME) | (NAME) | |
| 6546 Melinda Drive | 269 W. Main | PARCEL 002 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Lexington Ky. 40507 | FB #08DZ-76185 |
| (CITY) (STATE) (ZIP) | (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, GILBERT S. FOX, III AND WIFE, JOYCE D. FOX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SETH A. HOFFMAN AND WIFE, BETSY G. HOFFMAN

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. 92 on the Plan of West Meade Park, Inc., Section 1, of record in Book 2900, Pages 103 and 104, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gilbert S. Fox, III and wife, Joyce D. Fox, by Deed from Linda Cox Finkelstein and Laura Beth Cox and John Stuart Cox, Devisees under the Will of Doris Wohl Cox, of record in Book 6529, Page 725, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BOOK 11635 PAGE 78

99 AUG 25 PM 3:38

IDENTIF. & REFERENCE

06285573

unimproved ( )
This is improved (X) property, known as 6546 Melinda Drive, Nashville, TN 37205
(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 our hand s this 18th day of August, 1999

GILBERT S. FOX, III

JOYCE D. FOX

0667 08/25 0101 03CHECK 980.40

CTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GILBERT S. FOX, III AND WIFE, JOYCE D. FOX

the bargainor s, 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 , Tennessee, this 18th day of August, 1999

Commission expires 5/26/02

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

BOOK 11635 PAGE 79

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11635 PAGE 80

| | | | | | |
|---|---|---|---|---|---|
| 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 | | CFEE - COMPUTER FEE | | PRFEE - PROBATE FEE | |

06228573
IDENTIF. & REFERENCE

99 AUG 25 PM 3:38

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 262000.00 |
| CON TX | 969.40 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 980.40 |
| CHECK | 980.40 |

08/25/99 01 15:38 0001 0667

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

**No.** 1508755