THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Instr:200007170070281 Page: 1 OF 2
REC'D FOR REC 07/17/2000 1:44:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1565.10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $423,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2000.

Notary Public

My Commission Expires: 10/25/2003

Address New Owner As Follows:
David W. Eckert and wife,
Lisa Dean Baugh Eckert
3006 Medial Avenue
Nashville,TN 37215

Send Tax Bills To:
SunTrust Mortgage, Inc.
P. O. Box 57028
Irvine, CA 92619-7028

Map-Parcel Number:
Map117-02-0-105.00
Field Book 7DA 22620

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY A. HOFFMAN AND WIFE, JENNIFER M. HOFFMAN,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID W. ECKERT AND WIFE, LISA DEAN BAUGH ECKERT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, of Block 4, on the Map of the Subdivision of the Stokes Tract, of record in Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey A. Hoffman, by deed from Roy A. Casson and wife, Lavona K. Casson, of record in Book 8930, page 184, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 974, page 24, Register's Office for said County.

This is improved property known as 3006 Medial Avenue, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of July, 2000.

Jeffrey A. Hoffman

Jennifer M. Hoffman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY A. HOFFMAN,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 2000.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER M. HOFFMAN,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 2000.

Notary Public

My Commission Expires: 10/25/2003