Davidson County DEEDWARR
Recvd: 04/02/01 16:15 3pgs
Fees:15.00 Taxes:952.75
20010402-0031616

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Angela Batson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of March, 2001.

Notary Public

My Commission Expires: 1/31/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles H. Hoffman and Telisha K. Hoffman
5416 Forest Acres Drive
Nashville, Tennessee 37220

SEND TAX BILLS TO:
First Horizon Home Loan Corp
dba First Tennessee Home Loans
10741 King William Drive
Dallas, TX 75220

MAP-PARCEL NUMBERS:
160-09-0-003.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James W. Burton and wife, Ann W. Burton** hereinafter referred to as Grantors, hereby transfers and conveys to **Charles H. Hoffman and wife, Telisha K. Hoffman** hereinafter referred to as 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. 84 on the Plan of Oak Hill Estates, Section Two, as of record in Plat Book 4460, Page 38, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Burton and wife, Ann W. Burton by Warranty Deed from James Catlin Barnett and wife, Ann M. Barnett of record in Book 6893, Page 782, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 38, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4537, Page 496, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5416 Forest Acres Drive, Nashville, Tennessee 37220.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of March, 2001.

James W. Burton

Ann W. Burton by James W. Burton Atty in Fact

Ann W. Burton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Burton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2001.

Notary Public

11-18-01
My Commission Expires

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

03008-BP

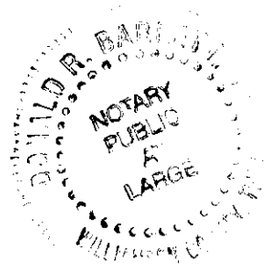
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Burton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, acknowledged he is the attorney in fact of Ann W. Burton and is authorized by Ann W. Burton to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2001.

Notary Public

11-18-01
My Commission Expires



03008-BP