File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/03 14:30 2pgs
Fees:13.00 Taxes:684.50

20030501-0058335

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $185,000.00.

Affiant

Subscribed and sworn to before me this day of

Notary Public
My Commission expires:
(Affix Seal)

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Erica C. Peden	Same	118-70-114
604 West Iris Drive		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ira L. Hoffman, Jr. and wife, Nancy P. Hoffman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Erica C. Peden and Stacy K. Keltner,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 17 of Block "A" on the plan of Berry Hill Gardens Subdivision, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ira L. Hoffman, Jr. and wife, Nancy P. Hoffman, by deed from Virginia B. Tiakan, unmarried, of record in Book 7102, page 340, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 36, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1165, page 148, Register's Office for Davidson County, Tennessee.

This is improved property known as: **604 West Iris Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this April 22, 2003.

Ira L. Hoffman Jr.

Nancy P. Hoffman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ira L. Hoffman, Jr. and wife, Nancy P. Hoffman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 22, 2003

My commission expires: 3/10/06

Notary Public

ANDREA J. TIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.