Davidson County DEEDWARR
Recvd: 09/30/03 12:54 2pgs
Fees:13.00 Taxes:623.45

20030930-0144143

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN05020

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Fred J Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED J. HOFFMAN	**Worthington Mortgage Group**	**61-8-79**
1200 LITTONWOOD DRIVE	**205 Powell Pl. Suite 109**	
NASHVILLE, TN 37216	**Brentwood, Tn 37027-7522**	

FOR AND IN 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,

MARY SUE HOFFMAN, TRUSTEE U/A/D SEPTEMBER 7, 1995

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRED J. HOFFMAN AND WIFE, PEGGY ELKINS 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:

Being Lot No. 33 on the Plan of McGaughey Heights, Section 3, as of record in Book 1835, page 120, Register's Office for said County.

Said Lot No. 33 is described as follows: Beginning on the Southerly margin of Littonwood Drive at the northwest corner of Lot No. 33; thence with the Southerly margin of said Drive and the North line of said lot, Eastwardly 149.6 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a Southeasterly direction 31.4 feet tot he Westerly margin of Hedgewood Drive; thence with the Westerly margin of said Drive southwardly 170.7 feet to the Southeast corner of said lot; thence with the South line of said lot, Westwardly 151.7 feet; thence North 9 deg. 48 min. West, 178.5 feet to the point of beginning.

Subject to Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4045, page 347, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Hoffman and wife, Mary Sue Hoffman, Trustees U/A/D, by Quitclaim Deed from William Eugene Hoffman and wife, Mary Sue Johnson Hoffman, Individually, dated September 7, 1995 and recorded October 2, 1995 in Book 9812, page 60, Register's Office for Davidson County, Tennessee. The said William E. Hoffman having since died and title being vested solely in his surviving spouse, Mary Sue Hoffman.

Unimproved ( )

This is improved (X) property known as **1200 LITTONWOOD DRIVE, NASHVILLE, TN 37216**
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 hands this 17th day of SEPTEMBER, 2003.

Mary Sue Hoffman, TRUSTEE

MARY SUE HOFFMAN, TRUSTEE U/A/D SEPTEMBER 7, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY SUE HOFFMAN, TRUSTEE the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 17th day of SEPTEMBER, 2003.

Commission Expires: 11-2-06

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 _____, 2003.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____ _____
Notary Public