RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42982

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/04 12:20 2pgs
Fees:13.00 Taxes:488.03

20040603-0065352

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas W. Hoffman	Mortgage Investors Group	53-9-B-38
1660 Cumberland Station	8320 E. Walker Springs Lane	
Madison, TN, 37115	Knoxville, TN 37923	

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, I/WE,

Estate of Karen Ruth Abbott

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

Nicholas W. Hoffman and Kim 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. 16 on the Plan of Cumberland Station at Wilson Camp, as of record in Plat Book 200209030105967, 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 Karen Ruth Abbott in Inst. No. 20030711-0096679. Karen Ruth Abbott has died, leaving 3 children: Kenneth A. Abbott, Philip James Abbott, and Sara Elizabeth Bierschenk. Philip James Abbott and Sara Elizabeth Bierschenk are joining herein to waive their interest in the property.

Unimproved ( )
This is improved (X) property known as 1660 Cumberland Station, Madison, TN 37115

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 my/our hand(s) this 1st day of June, 2004

Estate of Karen Ruth Abbott

BY: Kenneth A Abbott
Kenneth A. Abbott

BY: Philip James Abbott by Kenneth A Abbott, AIF
Phillip James Abbott by Kenneth A. Abbott Attorney in Fact

BY: Sara Elizabeth Bierschenk by Kenneth A Abbott, AIF
Sara Elizabeth Bierschenk by Kenneth A. Abbott Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named ~~Estate of Karen Ruth Abbott~~, Kenneth Abbott, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 2004

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAR

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Alan D. Mazer a Notary Public in and for the State and County aforesaid, personally appeared Kenneth A. Abbott

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney in Fact for Philip ~~of the~~ James Abbott and Sara Elizabeth Bierscheuk, a ~~corporation~~, and that he as such Attorney-in-Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the Grantors ~~corporation~~ by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, TN, this 1st day of June, ~~19~~ 2004

Commission Expires 3/25/06

Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAR

WARRANTY DEED

FROM

TO