BOX 10-A

Davidson County DEEDWARR
Recvd: 11/01/04 12:10 2pgs
Fees:13.00 Taxes:1665.00
20041101-0130714

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
615.373.0800

RETURN TO:
PREMIER ESCROW, LLC
4801 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
James Hoffman, et ux Dorotha Hoffman 741 Adkisson Lane Nashville, TN 37205	Countrywide Homes Loans INC. MS SV-79 Document Processing P.O Box 10423 VAN Nuys CA 91410-0423	102-11-0 084.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 450,000.00 .

Affiant

Subscribed and sworn to before me this 28th day of October 2004.

Notary Public

My Commission Expires:

August 3, 2005

BARBARA B. LAWS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Phillip A. Smith, and wife, Nancy F. Smith,** ("Grantors") by these presents do hereby transfer, sell and convey to **James Hoffman and wife Dorotha Hoffman,** ("Grantees") their heirs and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee being lot No. 1 on the Plan of Adkisson Estates, of record in Book 7900, page 706, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip A. Smith and wife, Nancy F. Smith, by deed from Billy D. Morton, Jr. and wife, Cornelia Severino Morton, of record in Book 9803, page 257, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (a) Property taxes for 2005 and subsequent years to The Davidson County Trustee, a lien but not yet due and payable. 2004 property taxes will be paid at closing; (b) All matters appearing on the plan of record in Plat Book 7900, page 706, Register's Office for Davidson County, Tennessee; (c) Restrictive covenants contained in Instrument of record in Book 9020, page 59, as amended in Book 9438, page 243, Register's Office for Davidson County, Tennessee; (d) Easement of record in Book 460, page 523, Register's Office for Davidson County, Tennessee; (e) Mortgage Loan Inspection survey prepared by Campbell, McRae and Associates Surveying, Inc., dated June 20, 1997, 20 foot easement for public utility and drainage purposes along the front line of said lot and 10 foot easement for public utility and drainage purposes along the west side and rear of said lot.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to **James Hoffman and wife Dorotha Hoffman,** their heirs and assigns forever.

AND the Grantors do hereby covenant with **James Hoffman and wife Dorotha Hoffman,** that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said real property to the said **James Hoffman and wife Dorotha Hoffman,** their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 28th day of October 2004.

GRANTORS:

Phillip A. Smith

Nancy F. Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Barbara S. Lamb, a Notary Public in and for said county and state, the within named **Phillip A. Smith and Nancy F. Smith,** with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the bargainors herein, and further acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 28th day of October, 2004.

My Commission Expires:

August 3, 2005

Notary Public

