Davidson County DEEDWARR
Recvd: 01/13/05 13:35 2 pgs
Fees:13.00 Taxes:895.40

20050113-0004992

WARRANTY DEED

B-ERA-04-1107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Hoff	~~SouthTrust Bank~~ New Owner	
1107 Gartland Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		83-9-45.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we COMMUNITY OPTIONS, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT HOFF AND WIFE, KAREN HOFF, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 5 FEET OF LOT NO. 14 AND THE WESTERLY 45 FEET OF LOT NO. 15 ON THE PLAN OF BELLVIEW IN EAST NASHVILLE OF RECORD IN BOOK 332, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID PARTS OF SAID LOTS NO. 14 AND 15 FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF GARTLAND AVENUE AND RUN BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LEROV WHITE BY WARRANTY DEED FROM COMMUNITY OPTIONS, INC., RECORDED THE 20TH DAY OF SEPTEMBER, 1999 IN DEED BOOK 11668, PAGE 78, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Community Options, Inc. by Deed as of record in Book 11668, Page 78, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1107 Gartland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of December, 2004.

Community Options, Inc.

By: _____

Title: Pres/CEO

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Robert Stack,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the President / CEO of Community Options, Inc., the within named bargainor, a corporation, and that he as such President / CEO being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as President / CEO.

Witness my hand and official seal at
Princeton, NJ
on this 22nd day of December, 2004.

Rocci Muhsin
NOTARY PUBLIC

My Commission Expires: Notary Public State of New Jersey Rocci R Muhsin My Commission Expires

Notary Public
State of New Jersey
Rocci R Muhsin
My Appointment Expires
Sept. 22, 2009

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903