WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$169,000.00**.

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2005.

Notary Public

My commission expires:_____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barbara L. Hoffman	New Owner	**Map 082-16, Parcel 161.00**
936 Russell Street		
Nashville, TN 37206		

Davidson County DEEDWARR
Recvd: 02/10/05 12:11 2 pgs
Fees:13.00 Taxes:625.30
20050210-0015519

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,

Gary Dennis Henderson, Unmarried

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

Barbara L. Hoffman, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 3-A on the Final Plan of Russell Street Commons, Zone Lot Division of Lot No. 3 of the Aeby Subdivision No. 4, of record in Plat Book 6900, page 805, amending Plat Book 6050, page 192, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Gary Dennis Henderson, Unmarried by Deed from Timothy K. Gray, married, of record in Book 8674, Page 941, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5711, Page 410, Book 6733, page 736, and in Plat Book 6900, page 805, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **936 Russell Street, Nashville, TN 37206**

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 convenant 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 **4th** day of **February, 2005.**

Gary Dennis Henderson

Gary Dennis Henderson

_____ _____

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 **Gary Dennis Henderson,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **February, 2005.**

Notary Public

My Commission Expires: 5/30/07

