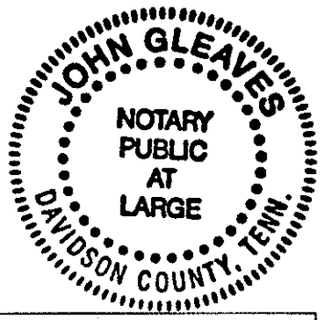


RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-090800685

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$165,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of AUGUST, 2009

Notary Public

MY COMMISSION EXPIRES: 7-24-10

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PRISCILLA HOFMANN **1307 STRATFORD AVE.** **NASHVILLE, TN 37216**	New Owner	**072-03-0-010.00**

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,

KENNETH A. ROWE AND WIFE, ELIZABETH A. ROWE

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

PRISCILLA HOFMANN AND HUSBAND, MATTHEW HOFMANN

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 the westerly one-half of Lot No. 259 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, described as follows:

Said westerly one-half of Lot No. 259 fronts 50 feet on the northerly side of Stratford Avenue and extends back between parallel lines 341.4 feet on the easterly line and 358 feet on the westerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Kenneth A. Rowe and Elizabeth A. Rowe, by Warranty Deed from Lewis Nelson Hyatt, II, dated 6-8-04 and recorded 6-11-04 in Instrument No. 20040611-0069343, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **1307 STRATFORD AVE., 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.

BILL GARRETT, Davidson County
Trans:T20090060053 DEEDWARR
Recvd: 09/02/09 09:07 2 pgs
Fees:13.00 Taxes:612.35



20090902-0082233

Witness our hands this 28th day of AUGUST, 2009.

Kenneth A Rowe

KENNETH A. ROWE

Elizabeth A. Rowe

ELIZABETH A. ROWE

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH A. ROWE AND WIFE, ELIZABETH A. ROWE the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Antonio, Texas, this 28th day of AUGUST, 2009.

Commission Expires: 3-31-10

Mark Belardo III
Notary Public

MARTIN BELARDO III
Notary Public, State of Texas
My Commission Expires
March 31, 2010

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212