# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES R. HOBGOOD ET UX | Same | Map 61-7 |
| (NAME:) 1020 Maplewood Lane | (NAME:) | Par. 238 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Hezekiah H. Hobgood, a widower,

*have bargained and sold, and by these presents do transfer and convey unto the said* James R. Hobgood and wife, Betty J. Hobgood, their all my right, title and interest in *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING part of Lot No. 61 on the plat of I. C. McMahan's Subdivision of part of the Maplewood Lands, as of record in Book 547, Page 78, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Maplewood Road, common corner of Lots Nos. 60 and 61; thence with the ~~line~~ between said two lots southerly 295.9 feet to a point; thence easterly 100 feet to a point, common rear corner of Lots Nos. 61 and 62; thence with the line between said two lots northerly 97.3 feet; thence westerly 50 feet; thence northerly 200 feet to a point in the southerly margin of Maplewood Road; thence with said margin westerly 50 feet to the point of beginning.

BEING part of the property conveyed to Effie Beasley Hobgood by deed from Maynard F. Anderson and wife, of record in Book 1344, Page 186, Register's Office for Davidson County, Tennessee, the said Effie Beasley Hobgood having since died intestate, leaving as her only heirs at law, Hezekiah H. Hobgood and James R. Hobgood.

This is unimproved ( ) improved (X) property, known as 1020 Maplewood Lane (House Number) (Street), Nashville (P. O. Address:), Tennessee (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* James R. Hobgood and wife, Betty J. Hobgood, their *heirs and assigns, forever.*

*And* I *do covenant with the said* James R. Hobgood and wife, Betty J. Hobgood *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* I, Hezekiah H. Hobgood, *do further covenant and bind* myself my *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.*

*Witness* my *hand this* 26 *day of* Sept., *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hezekiah H. Hobgood

THIS INSTRUMENT PREPARED BY:
Dennis Wright, Attorney
320 Gallatin Road, South
Madison, Tennessee 37115

BOOK 4370 PAGE 738

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned E. A. Hamm, a Notary Public in and for said County and State, Hezekiah H. Hobgood the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee this 26 day of Sept., 1969.

E. A. Hamm, Notary Public

Commission expires May 10 - 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

The actual consideration or value, whichever is greater, for this transfer is $_____.

_____
Affiant

Subscribed and sworn to before me, this the ____ day of _____, 1969.

_____
Notary Public

My Commission Expires: _____.

OCT-8 MISC A* 3.00 * 3.00

WARRANTY DEED

FROM
HEZEKIAH H. HOBGOOD

TO
JAMES R. HOBGOOD and wife,
BETTY J. HOBGOOD

A 56683

IDENTIF. REFERENCE

OCT 8 1 32 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee