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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,300.00

Ronald Hobson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 1970.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Hobson, et ux (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	Map 58-11
4720 Drakes Branch Road (STREET ADDRESS OR ROUTE NUMBER)	226--3rd Avenue North (STREET ADDRESS)	Pcl 1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

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, Hillsboro Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Hobson, and wife, Charlene Hobson

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. 7 on the Plan of Gold Key Estates, Section 1, as of record in Book 4175, page 17, Register's Office for said County.

SAID Lot No. 7 fronts 151.0 feet on the northeasterly side of Drakes Branch Road and extends back 345.80 feet on the northwesterly line and 336.85 feet onthe southeasterly line to a dead line in the rear measuring 108.88 feet thereon.

BEING the same property conveyed to Hillsboro Homes, Inc., by deed from Sidney Averbuch and M. C. Morris, of record in Book 4289, page 339, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4720 Drakes Branch Road (House Number) (Street) Nashville, Tennessee (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 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.

In witness whereof, HILLSBORO HOMES, INC., has caused this instrument to be executed by its duly authorized officers, this 16th day of March, 1970.

ATTEST:

Bernard Sanderson, Vice President

HILLSBORO HOMES, INC.

Alfred Hersh, Secretary-Treasurer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alfred Hersh and Bernard Sanderson with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Secretary Treasurer and Vice President respectively of the Hillsboro Homes, Inc. the within named bargainor, a corporation, and that (he) as such Secretary Treasurer and Vice President (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Alfred Hersh as such Secretary Treasurer, and attesting the same by the said Bernard Sanderson as such Vice President

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of March, 19 70

My commission expires April 22, 1972

Notary Public

LINDA G. CARTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
HILLSBORO HOMES, INC.

TO
RONALD HOBSON AND WIFE,
CHARLENE HOBSON

A 71735

IDENTIF. REFERENCE

MAR 18 2 36 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Hobson
Ronald Hobson Buena Vista
4720 Buena Vista Terrace

MAR 18 70	CONV	25,300.00				
MAR 18 70	S'TAX		A*	65.78		
MAR 18 70	PR'FEE		A*	.50		
MAR 18 70	W'DEED		A*	3.00	*	69.28