Prepared by Curtis M. Lincoln, Atty. At Law
Box 322 Hendersonville, Tenn. 37075
Curtis M. Lincoln

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PW

WARRANTY DEED

BOOK 4742 PAGE 765

FOR AND IN CONSIDERATION OF THE LOVE AND AFFECTION WE HOLD FOR OUR DAUGHTER, SANDRA K. LONG AND FOR THE FURTHER CONSIDERATION OF US RETAINING A LIFE ESTATE IN THE PROPERTY HEREIN MENTIONED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EDWIN A. HOBACK AND WILMA R. HOBACK HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA K. LONG HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee being Lot No. 5 of the Plan of Mrs. Candace Heights, as of record in Book 2330, Page 78, Register's Office for Davidson County,

Said lot fronts 190 feet on southerly side of Berwick Trail and runs back between lines 348 feet more or less on westerly line and 368.3 feet more or less on easterly line to Cumberland River measuring 192 feet more or less thereon.

Being property conveyed to Edwin A. Hoback and Wilma R. Hoback, by deed from J. W. Blair and wife, B. E. Blain, in Book 2333, Page 565, Register's Office of Davidson County, Tennessee.

The GRANTORS herein have retained a life estate in the above mentioned property for and during their natural lives and GRANTEE further agrees to maintain the dwelling and care for the GRANTORS during their lifetime.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and posses 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 ourselvers, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 13th day of August, 1973.

Edwin A Hoback
EDWIN A. HOBACK

Wilma R. Hoback By Edwin A Hoback
WILMA R. HOBACK.
By Edwin A. Hoback, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

BOOK 4742 PAGE 766

Personally appeared before me, Curtis M. Lincoln, a Notary Public in and for said County and State, the within named EDWIN A. HOBACK the 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 Hendersonville, Tennessee, this 13th day of August, 1973.

Commission expires: May 7, 1977

Curtis M. Lincoln
Notary

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Curtis M. Lincoln, a Notary Public in and for the said County and State, appeared EDWIN A. HOBACK, to me known to be the person who executed the foregoing instrument in behalf of WILMA R. HOBACK and acknowledged that he executed the same as the free act and deed of WILMA R. HOBACK, by Power of Attorney recorded In Book 4533, Page 485, Register's Office of Davidson County, Tennessee.

Commission dxpires: May 7, 1977

Curtis M. Lincoln
Notary

Mail tax bills to:

Mrs. Sandra K. Long
814 Berwick Trail
Nashville, Tennessee

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IDENTIF. REFERENCE

AUG 31 11 17 AM '73

FELIX Z. WHITE JR. REG. DAVIDSON COUNTY, TENN.

AUG 31 73	CONV	*1,000.00			
AUG 31 73	S'TAX		A*	2.60	
AUG 31 73	PR'FEE		A*	.50	
AUG 31 73	W'DEED		A*	4.00	* 7.10

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 1,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Curtis M. Lincoln Agent
Affiant

Subscribed and sworn to before me this the 20th day of August, 19 73

Notary Public or Register

My Commission Expires Sept. 5, 1976