72-9 81-10 104-8
409 136thro 209-
139 306 pw

WARRANTY DEED

BOOK 4742 PAGE 767

FOR AND IN CONSIDERATION OF THE LOVE AND AFFECTION I HOLD FOR MY DAUGHTER, SANDRA K. LONG AND FOR THE FURTHER CONSIDERATION OF MY RETAINING A LIFE ESTATE IN THE RENTS AND PROFITS IN THE BELOW MENTIONED PROPERTIES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, EDWIN A. HOBACK HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA K. LONG, HEREINAFTER CALED THE GRANTEE, HER HEIRS AND ASSIGNS, MY ONE-HALF UNDIVIDED INTEREST IN AND TO CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

104-8
306

Being the southerly fifty-six (56) feet of the westerly one-half of Lot No. 54, in O. B. Hayes Plan of Large Lots, Called Rokeby, as of record in Book 21, Page 87, Register's Office of Davidson County, Tennessee, described as follows: Said part of Lot No. 54 fronts 56 feet on the east side of 17th Avenue, South, formerly Addision Street, and runs back between parallel lines, 152-½ feet, more or less, to an alley.

Being the same property conveyed to David E. Long et ux, Sandra K. Long, and Edwin A. Hoback, as joint renants with right of survivorship, by deed from Melvin Reese and Lector Reese, dated January 29, 1973, and recorded in Book , Page , Register's Office of Davidson County, Tennessee.

104-8
290

Land in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of O. B. Hayes Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for said County, and described as follows: Beginning on the easterly margin of 17th Avenue, South, formerly Addition Street, 166 feet 2-3/4 inches north of the south line of said lot; thence northerly with the easterly margin of said Avenue, 55 feet 3-1/4 inches; thence at rights angles easterly 150 feet more or less to an alley; thence with said alley, southerly 55 feet 3-1/4 inches; thence 150 feet more or less to the beginning.

Being the same property conveyed to David E. Long and Edwin A. Hoback, by deed from Clarence D. Smith, dated May 24, 1972, and recorded May 26, 1972 at 8:50 A. M., in Book 4604, Page 567, Register's Office of Davidson County, Tennessee.

72-9
409

Land in Davidson County, Tennessee, being Lots Nos. 34, 35, and 36 on the Map of Irvington, of record in Book 843, Page 60, Register's Office for said county. Said Lots 34, 35, and 36 front together 180 feet on the southerly margin of Carolyn Avenue and runs back between parallel lines 170.5 feet on each line to a dead line in the rear.

Being the same property conveyed to David E. Long and Sandra K. Long, and Edwin A Hoback, by deed from Charles E. Evans and wife, Jo Hazel Evans, dated November 28, 1971, and recorded in Book 4558, Page 147, Register's Office of Davidson County, Tennessee.

81-10
138
139

Land in Davidson County, Tennessee, being Lots Nos. 67 and 68 on the Map of Cobb Subdivision of Lot No. 6 of the Hardin Bosley Tract, of record in Book 161, Page 155, Register's Office for said County. Said Lot No. 67 fronts 50 feet on the southerly side of Martha Street (now Delk Avenue) and runs back 249.6 feet on the westerly line and

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

Mail tax bills to: Buyer
Mrs. Sandra K. Long
814 Berwick Trail
Nashville, Tennessee

240 feet on the easterly line to an alley measuring 50.5 feet thereon. Said lot No. 68 fronts 50 feet on the southerly side of Martha Street (now Delk Avenue) and runs back between lines 240 feet on the westerly line and 244.4 feet on the easterly line to an alley measuring 50 feet thereon.

81-10 136

Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Cobb's Subdivision of Lot No. 6 of the Subdivision of the Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County. Said Lot No. 65 fronts 50 feet on the southerly side of Delk Avenue (formerly Martha Street) and runs back between lines 259.2 feet on the east line and 268.8 feet on the west line to the north line of an unnamed street shown on said plan on which it measures 50.5 feet.

81-10 137

Land in Davidson County, Tennessee, being Lot No. 66 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County. Said Lot No. 66 fronts 50 feet on the southerly side of Delk Avenue, formerly Martha Street, and extends back 249.6 feet on the easterly line, and 259.2 feet on the westerly line, to an alley, measuring 50.5 feet thereon.

Being the same property conveyed to Edwin A. Hoback and David E. Long, by deed from Vivion H. Rice and wife, Mary R. Rice, dated July 14, 1972, and recorded July 17, 1972 at 4:15 P.M., Register's Office of Davidson County, Tennessee, in Book 4619, Page 527,

I, EDWIN A. HOBACK, hereby retain a life estate in the rents and profits from these lands for and during my natural life but no further.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE 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, unless otherwise herein set out; and I do further covenant and bind myself, my 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 my hand this 13th day of August, 1973.

Edwin A Hoback

EDWIN A. HOBACK

STATE OF TENNESSEE

COUNTY OF SUMNER

AUG 31 CONV *1,000.00
AUG 31 STAX A* 2.60
AUG 31 PR'FEE A* .50
AUG 31 W'DEED A* 6.00 * 9.10

Personally appeared before me, Curtis M. Lincoln, a Notary Public in and for the 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.

Curtis M Lincoln
Notary

Commission expires: May 7, 1977

BOOK 4742 PAGE 769

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory, When Received.

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 [illegible] sale.

Curtis M. Lawrence agent for Seller
Affiant

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

Juanita Jones
Notary Public or Register

My Commission Expires Sept. 5, 1976

C 2 2 1 5 2

IDENTIF. REFERENCE

AUG 31 11 18 AM '73