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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 $ 24,500.00

Pat D. Busby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 1974.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilkins & Adams, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph S. Hobbs (NAME)	Dobson & Johnson, Inc. (NAME)	12D-31505
Lot 288, Parkwood Estates (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Boulevard (STREET ADDRESS)	Map 50-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 195

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, PEGGY D. WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH S. HOBBS and wife, ALMA C. HOBBS

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. 288 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, page 5, Register's Office for said County.

SAID Lot No. 288 fronts 72.5 feet on the easterly margin of Cynthia Lane and runs back between lines measuring 144.0 feet on the southerly side and 154.5 feet on the northerly side to a dead line in the rear on which it measures 95.6 feet.

BEING the same property conveyed to Peggy D. Williams, by deed to her and her former husband, Connell D. Williams, from Beverly F. White of record in Book 4669, page 352, Register's Office for Davidson County, Tennessee, the interest of said former husband, Connell D. Williams having been divested from him and vested in the said Peggy D. Williams by divorce decree of the probate for said County and State, clerk's office for said Court, a certified copy of which is of record.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc. of record in Book 4669, page 354, Register's Office for Davidson County, Tennessee and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( ) This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

Lot 288, Parkwood Estates, Section 2, Davidson County, Tenn

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.

Witness my hand this 4th day of March, 1974

PEGGY D. WILLIAMS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy D. Williams

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of March 19 74

Commission expires 11-30-76

Notary Public

FELIX WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM PEGGY D. WILLIAMS

TO RALPH S. HOBBS ET UX

C 44383

IDENTIF. REFERENCE

MAR 5 3 25 PM '74

FELIX Z. WILKINS JR. REGISTER
DAVIDSON COUNTY, TENN.

MAR-5-74	CONV	24,500.00			
MAR-5-74	STATE TAX		A*	63.70	
MAR-5-74	PRT FEE		A*	.50	
MAR-5-74	RECORDING FEE		A*	4.00	* 68.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201