This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

From Information furnished by Seller

BOOK 4905 PAGE 451

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Billy Ronald Hobdy (NAME)	S A M E (NAME)	Map 103-4
154 Bonnafield Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 94
Hermitage, TN 37075 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----$10----- .....

-----Ten and no/100---- ..... *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

We, Deborah Elaine Hobdy and Jennifer Lynn Hobdy .....

have this day bargained and sold, and do hereby transfer and convey unto the said our interest .....

Billy Ronald Hobdy .....

..... his ~~XXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 9 and the easterly 25 feet of Lot No. 10 of Block 4 on the Map of a part of Sylvan Park, of record in Bobk 332, page 104, Register's Office for said County.

Said Lot No. 9 and part of Lot No. 10 adjoin and front together 75 feet on the northerly side of Utah Avenue, formerly 7th Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Billy Ronald Hobdy, Deborah Elaine Hobdy and Jennifer Lynn Hobdy from W. M. Cox and wife Tessie Cox, of record in Book 4859, page 156, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7000.00

Subscribed and sworn to before me, this the 10 day of April 19 75

Affiant x Billy R Hobdy

My commission expires 7-2-1977 (Affix Seal)

Notary Public Boyd H Parham Jr

This is unimproved ( ) improved (X) property, known as 4604 Utah Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....

Billy Ronald Hobdy .....

..... his ~~XXXXXX~~

We *heirs and assigns forever.* .....covenant that we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Billy Ronald Hobdy .....

his .....

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S. this 10th day of April, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Deborah Elaine Hobdy Jennifer Lynn Hobdy

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Elaine Hobdy and Jennifer Lynn Hobdy the within named bargainor..S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of April, 1975.

Commission expires 2-16-77

Jeanette J. Simpson
Notary Public

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.....

WARRANTY DEED

FROM

DEBORAH ELAINE HOBDY, ET AL

TO

BILLY RONALD HOBDY

C 94845

IDENTIF. REFERENCE

APR 18 1 30 PM '75

FELIX A. GILSON JR REGISTER
DAVIDSON COUNTY, TENN.

APR 18 75	CONV	*7,000.00			
APR 18 75	S'TAX		A*	18.20	
APR 18 75	PR'FEE		A*	.50	
APR 18 75	W'DEED		A*	4.00	* 22.70

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

Mail to:
First Tennessee
National Bank
Whites Creek, Tenn 37189