| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| John J. Hobby, et ux (NAME) | First Federal Savings & Loan (NAME) | 149-4-33 |
| 2709 Edge-O-Lake Drive (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth (STREET ADDRESS) | |
| Nashville, Tenn. 37217 (CITY) (STATE) (ZIP CODE) | Nashville, Tenn. 37219 (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged,

I,

Raymond W. Halladay, sole surviving heir of Juanita W. Crane, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said John J. Hobby and wife, Martha M. Hobby

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 187 on the Plan of Edge-O-Lake Estates, Section 2, of record in Book 3600, page 72, Register's Office for said County.

Said Lot No. 187 fronts 79 feet on the southwesterly margin of Edge-O-Lake Drive and runs back between lines measuring 162.61 feet on the southeasterly line and 129.61 feet on the northwesterly side to a broken line in the rear, measuring 102.52 feet thereon.

Being the same property conveyed to William C. Crane and wife, Juanita W. Crane by deed from Marion Thurman and Ralph Stevens d/b/a Thurman & Stevens Construction Company of record in Book 3890, page 12, said Register's Office. The said William C. Crane having predeceased Juanita W. Crane and the said Juanita W. Crane, a resident of Davidson County, Tennessee, having since died leaving no will.

Raymond W. Halladay, a resident of California, and Roland M. Lowell, a resident of Davidson County, Tennessee, as co-administrators of the estate of Juanita W. Crane, join in the execution of this Deed for the purpose of conveying to the Grantees herein, any and all interest of the estate of Juanita W. Crane in said property.

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This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year, applicable to said property.

This is improved ( X ) unimproved ( ) property, known as 2709 (House Number) Edge-O-Lake Drive (Street)

Nashville, Tennessee 37217 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 26th day of July, 1976.

Raymond W. Halladay

Raymond W. Halladay, Individually

Estate of Juanita W. Crane

By: Raymond W. Halladay, Co-Administrator

By: Roland M. Lowell, Co-Administrator

BOOK 5049 PAGE 915

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, VIRGINIA R. RUNION, a Notary Public in and for said County and State, the within named Raymond W. Halladay, individually and as Co-administrator and Roland M. Lowell as Co-administrator

the bargainor, 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 26th day of July, 1976.

My commission expires 12-7-79 Notary Public Virginia R. Runion

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 31,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

John J. Hobby

Sworn to and subscribed before me this 26th day of July, 19 76.

My commission expires 2-7-79 Notary Public Virginia R. Runion

This instrument was prepared by:
*This instrument prepared by*

Name STEPHENSON AND LACKEY Address First Federal Building Nashville, Tennessee 37219

JUL 27 76 CONV 31,000.00
JUL 27 76 S'TAX B* 80.60
JUL 27 76 PR'FEE B* .50
JUL 27 76 W'DEED B* 4.00 * 85.10

WARRANTY DEED

FROM RAYMOND W. HALLADAY

TO JOHN J. HOBBY AND WIFE, MARTHA M. HOBBY

60327

IDENTIF. REFERENCE

JUL 27 2 04 PM '76

FEE & REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219