WARRANTY DEED

BOOK 5109 PAGE 555

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2 Tock —

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 1977.

Notary Public

MY COMMISSION EXPIRES: 11-18-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 107 Donelson Pie, Nashville, TN. 37214t.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Drew Hobbs, Jr. (NAME)	Same (NAME)	
2411 Springview Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	95-11
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13 Part

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, Anna Louise Litsey, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Drew Hobbs, Jr. and wife, Bonnie Lynn Litsey 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. 16 on the Plan of Merry Oaks, Section II, as of record in Book 2133, page 8, Register's Office for said County, as corrected in Book 2338, page 566, Register's Office.

Said Lot No. 16 fronts 72 feet on the southeasterly side of Springview Drive and extends back between lines, 177.1 feet on the northeasterly side and 287.1 feet on the southwesterly side to a dead line in the rear, measuring 172.2 feet thereon.

Being part of the same property conveyed to R.F. Litsey and wife, Anna Louise Litsey by deed from Robert E. Baker, Trustee, as of record in Book 4024, page 107, Register's Office for said County. The said R.F. Litsey having since died.

Included in the above but excluded is "part of Lot 16 begins at the southewesterly corner of Lot 17 and runs northerly 30 feet along a line between Lots 17 and 16, thence southwesterly 157.4 feet to a point on the line between lot 16 and lot 15, thence southerly for 41.0 feet to the southeasterly corner of Lot 15 on a dead line, thence northeasterly along the dead line 172.2 feet back to the point of beginning," which was conveyed to Jordan F. Litsey and wife, Peggy Litsey by deed of correction of record in Book 4977, page 146, Register's Office for said County.

This is improved ( ) unimproved ( ) property, known as 2411 Springview Drive, Nashville, TN. 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 25th day of January, 1977

Anna Louise Litsey

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Louise Litsey

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, TN., this 25th day of January, 1977

Commission Expires 11-18-78 Notary Public

STATE OF
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 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 official seal at office at on this the day of 19

My commission expires Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

JAN27'77 CONV 25,000.00
JAN27'77 S'TAX B* 65.00
JAN27'77 PR'FEE B* .50
JAN27'77 W'DEED B* 4.00 * 69.50

WARRANTY DEED

FROM
Anna Louise Litsey

TO
Billy Drew Hobbs, Jr. etux

TITLE INSURED BY POLICY NUMBER:

D 8697

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

P.O. Box 2355
Nashville, Tenn. 37214