This instrument was prepared by:
Wilkins, Adams, Weems and Spicer
515 Gatewest Bldg
Goodlettsville, TN

WARRANTY DEED

BOOK 5310 PAGE 528

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Don R. Hobson et ux	Security Federal Savings and Loan	43-5-235
(NAME)	(NAME)	
696 Bixler Ave.	4235 Hillsboro Rd	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Nashville, TN 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FIFTEEN AND NO/100 ($15.00) *Dollars,*

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

RALPH T. GRAGG AND WIFE, DOLORES S. GRAGG

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

DON R. HOBSON AND WIFE, BARBARA A. HOBSON, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Resubdivision of Lot 13, Block B, Cedarcrest Estates as of record in Book 5060, page 2, Register's Office for said County.

Said Lot No. 1 fronts 71.00 feet on the east side of Bixler Avenue, 66.50 feet on the south side of Roosevelt Avenue and 39.27 feet around a curve connecting said avenues and extends back 91.50 feet on the south line and 96.00 feet on the east line to a point of intersection.

Being the same property conveyed to Ralph T. Gragg and wife, Dolores S. Gragg by deed from Harold D. Woosley and wife, Nancy C. Woosley of record in Book 5180, page 550, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,500.00

Affiant

Subscribed and sworn to before me, this the 12th day of July, 19 78

Notary Public

My commission expires: 9-7-80 (Affix Seal)

This is unimproved ( ) improved (X) property, known as 696 Bixler Avenue, Madison, TN 37115
(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

Don R. Hobson and wife, Barbara A. Hobson, their

(successors),

heirs and assigns forever. we *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* Don R. Hobson and wife, Barbara A. Hobson, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 12th day of July, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ralph T. Gragg
Ralph T. Gragg

Dolores S. Gragg
Dolores S. Gragg

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Ralph T. Gragg and wife, Dolores S. Gragg

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 12th day of July, 19 78.

Victoria P. Hassinger Notary Public

Commission expires 9-7-80

NOTARY PUBLIC VICTORIA P. HASSINGER DAVIDSON COUNTY

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...

JUL 13 80	CONV	27,500.00			
JUL 13 80	S'TAX		B*	71.50	
JUL 13 80	PR'FEE		B*	.50	
JUL 13 80	W'DEED		B*	4.00	* 76.00

WARRANTY DEED

FROM Ralph T. Gragg, et ux

TO Don R. Hobson, et ux

E 76363

IDENTIF. REFERENCE

JUL 13 8 41 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238