File Box #2

WARRANTY DEED

5255 04/24 170.30- CHECK

FROM EDWARD L. HOBSON and wife, SYLVIA RAY HOBSON

BOOK 5594 PAGE 237

ADDRESS NEW OWNER(S) AS FOLLOWS:	THOMAS H. WAREING and wife, MARY CATHERINE WAREING 815 Neartop Drive Nashville, Tennessee 37205
SEND TAX BILLS TO:	Guaranty Mortgage Company P. O. Box 786 Brentwood, Tennessee 37027
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 65 Music Square East Nashville, Tennessee 37203
	MAP-PARCEL NOS: 103-10-89 8DA-58490

F-86416

IDENTIFICATION REFERENCE

APR 24 10 00 AM '80

REGISTER DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF ..... DAVIDSON .....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ..... 62,984.48 ..... Affiant. Thomas H. Wareing

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of April, 1980

Jeanette S. Boaks
NOTARY PUBLIC

DATE July 27 1981
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND 00/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by THOMAS H. WAREING and wife, MARY CATHERIN WAREING, and other good and valuable consideration, the receipt of which is hereby acknowledged, a part of which is the assumption of one certain trust deed dated April 16, 1974 and filed for record May 7, 1974 in the office of the Register of Deeds for Davidson County, Tennessee, in Book 4812, Page 771, and note of even date thereby secured in the original principal amount of $24,500.00, which debt the Grantees herein assume and agree to pay as part payment of the purchase price. The Grantees further hereby assume the obligations of Edward L. Hobson and wife, Sylvia Ray Hobson under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; EDWARD L. HOBSON and wife, SYLVIA RAY HOBSON,

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

.....THOMAS H. WAREING and wife, MARY CATHERIN WAREING,.....

.....GRANTEES, their (his, her, its) heirs, successors 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. 84 on the Plat of Brookside Court, Addition No. 4 Section 3, as of record in Book 2083, Page 25, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 84 fronts 78 feet on the westerly side of Neartop Drive and runs back 287.4 feet on the northerly line and 287.1 feet on the southerly line to a dead line, measuring 78 feet thereon.

BEING the same property conveyed to Edward L. Hobson and wife, Sylvia Ray Hobson, by deed from Diane Neblett Groves of record in Book 4812, Page 769, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the plan of record which shows an owner's certificate, a 10-foot public utility easement along rear line of said lot, a 30-foot building setback line from Neartop Drive.

unimproved ( )
This is improved (X) property, known as 815 Neartop Drive, Nashville, Tennessee 37205
Number Street City State 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 THOMAS H. WAREING and wife, MARY CATHERINE WAREING, their heirs, successors and assigns, forever.

AND we do covenant with the said THOMAS H. WAREING and wife, MARY CATHERINE WAREING, 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 except of record.

AND EDWARD L. HOBSON and wife, SYLVIA RAY HOBSON, do(es) further covenant and bind ourselves, our heirs and representatives, to WARRANT and forever defend the title to the said land to the said THOMAS H. WAREING and wife, MARY CATHERINE WAREING, their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand S this 23rd day of April 19 80

Edward L. Hobson
EDWARD L. HOBSON

Sylvia Ray Hobson
SYLVIA RAY HOBSON

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named EDWARD L. HOBSON and wife, SYLVIA RAY HOBSON

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 15 day of April 19 80

July 27 1981
Commission Expires

Jeanette A. Bain
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5594 PAGE 239

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			62584.40- CO	
			163.80 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	170.30-
5250A04/24/00 DRL				.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8641 16

TECH REFERENCE

APR 24 10 00 AM '00

REGISTER
DAVIDSON COUNTY, TENN.

No. 754087