This instrument prepared by: Homer R. Ayers, Attorney, 223 Madison Street, Madison, TN 37115

WARRANTY DEED

BOOK 5657 PAGE 498

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES PAUL BROWN, ET AL	THE LOMAS & NETTLETON COMPANY	43-5
(NAME) P.O. Box 112	(NAME)	Par 235
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

----------($10.00)---------- *Dollars,*

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

DON R. HOBSON AND WIFE, BARBARA A. HOBSON, hereinafter referred to as Grantors,

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

hereinafter referred to as Grantee *(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 No. 13, Block "B", Cedarcrest Estates, as of record in Book 5060, page 2, Register's Office for said County, described as follows:

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 Don R. Hobson and wife, Barbara A. Hobson, by deed from Ralph T. Gragg and wife, Dolores S. Gragg, of record in Book 5310, page 528, 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 $ 37,000.00

Subscribed and sworn to before me, this the 18 day of September 19 80

James Paul Brown
Affiant

My commission expires: 3/15/81 (Affix Seal)

Carolyn J. Waddey
Notary Public

This is improved (X) unimproved ( ) property, known as 696-698 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

Grantees, 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*

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

Witness our *hand* s *this* 27th *day of* August *, 19* 80 *, the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Don R. Hobson

Barbara A. Hobson

72025

STATE OF ~~TENNESSEE~~ } Florida:
COUNTY OF ~~DAVIDSON~~ _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DON R. HOBSON AND WIFE, BARBARA A. HOBSON

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Hilliard Florida ~~Tennessee~~ this 27th day of August, 1980.

Notary Public, State of Florida at Large
My Commission Expires Aug. 9, 1982
Bonded By American Fire & Casualty Company

Commission expires _____ Joyce Lee Grantham Notary Public

(AFFIX SEAL)

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 _____

5192 09/29 102.70- CHECK

G. I. O. I. O. 7.

IDENTIF. REFERENCE

SEP 29 2 02 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
DON R. HOBSON, ET UX

TO
JAMES PAUL BROWN, ET AL

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			37000.00- CO	
			96.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	102.70-
5192A09/29/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.O.I.07

T
IDENTIF. REFERENCE

SEP 29 2 02 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 782952