THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

5728 01/20 152.10- CHECK

BOOK 5701 PAGE 982

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VICTOR N. HOBDEN ET UX	Same	82-8-104
(NAME)	(NAME)	
125 Nathan Forest Dr.		27W315
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville Tn 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

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

Cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of the indebtedness payable to James A. Powell and wife; and secured by a Vendor's Lien from James A. Powell and wife, to Larry J. Burge, of record in Book 5353, page 730, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promises to pay;

I, LARRY J. BURGE, UNMARRIED, hereinafter called the grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said VICTOR N. HOBDEN AND WIFE, NANCY C. HOBDEN,

the Grantees herein, their ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A Lot or Parcel of land in the 27th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Blanchard & Parrish, Surveyor, June 24, 1936, as follows:
BEGINNING on the westerly margin of McFerrin Avenue at a point 100 feet north of the northerly margin of West Eastland Avenue, formerly Cleveland Street, or Chicamauga Avenue, said point being the northeast corner of Lot No. 1 on the Map of the Subdivision of the south portion of the Richmond property as of record in Book 974, page 19, Register's Office for said County; thence with the northerly line of Lots Nos. 1 and 3 westwardly 203 feet to the easterly line of Lot No. 4, on said plan; thence with said line northwardly 30 feet to the northeast corner of said Lot No. 4; thence with the northerly line of said Lot No. 4, westwardly 2 feet; thence northwardly and parallel with the westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallel with the northerly line of Lots Nos. 1 and 3, 205 feet to the westerly margin of McFerrin Avenue; thence with said avenue southwardly 100 feet to the beginning

Being the same property conveyed to LARRY J. BURGE, by deed from JAMES A. POWELL AND WIFE, SYBIL J. POWELL, of record in Book 5353, page 730, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me, this the 20 day of January 1981

Affiant Victor N. Hobden

My commission expires: 10-18-81 (Affix Seal)

Notary Public Kenneth M. Ballew

unimproved ( )
This is improved ( ) property, known as ..... & ..... P.O. Address: ..... (City or Town)
(House Number) (Street)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (~~XXXXX~~ *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 ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

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 my hands this 20 *day of* January *19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry J. Burge
(Larry J. Burge)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Larry J. Burge, unmarried

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

Witness my hand and official seal at Nashville, Tennessee *this* 20 *day of* January, *19* 81

Kenneth Ballew
Notary Public

Commission expires 10-18-81

KENNETH W. BALLEW NOTARY PUBLIC

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 .....

RUSH

WARRANTY DEED

FROM
Larry J. Burge

TO
Victor N. Hobden et ux

326075

IDENTIF. REFERENCE

JAN 20 12 55 PM '81

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5701 PAGE 984

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
			56000.00- CO	
			145.60 CO TX	
			.50 PRFEE	
			6.00 MOEED	
			CHECK 152.10-	
			5726A01/20/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3266775

T
IDENTIF. REFERENCE

JAN 20 12 55 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 802786