FORM NO. WD-1

BOOK 6123 PAGE 12

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

William J. Higgins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 83

Carl E. Cunningham
Notary Public

MY COMMISSION EXPIRES: Jan 18, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carl E. Cunningham, Attorney, 228 Shady Grove Rd., Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Hobbs (NAME)	John A. Hobbs (NAME)	96-9-166
2607 Crump Drive (STREET ADDRESS OR ROUTE NUMBER)	2607 Crump Drive (STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 3721 (CITY) (STATE) (ZIP)	

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, William J. Higgins, Jr. and wife Mary Lee Higgins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Hobbs

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ his 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. 10 on the map of Twin Lawn Subdivision as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 10 fronts 75 feet on the Southerly margin of Emery Drive and runs back between lines, 226.7 feet on the Westerly side and 231.7 feet on the Easterly side, to a dead line in the rear, on which it measures 107 feet.

Being the same property conveyed to William J. Higgins, Jr. and wife Mary Lee Higgins, by deed of record in Book 2440, page 43, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 2813 Emery Drive Nashville, Tennessee 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 our hands this 24th day of August, 19 83

William J. Higgins Jr. Mary Lee Higgins

STATE OF TENNESSEE
Davidson County

BOOK 6123 PAGE 13

Personally appeared before me, Carl E. Cunningham, a Notary Public in and for said County and State, the within named William J. Higgins, Jr. and wife, Mary Lee Higgins

the bargainors, 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 24th day of August 1983

Commission expires JAN. 18, 1987

Carl E. Cunningham
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM

William J. Higgins, Jr.

and wife, Mary Lee Higgins

TO

John A. Hobbs

RUSH

H 6 9 4 6 6

IDENTIF. REFERENCE

AUG 25 2 24 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2504 08/25/83 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6123 PAGE 14

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] CO
1[illegible] CO TX
.50 PRFEE
6.00 MISC
CHECK 136.50-
2544A08/25/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6,9 4 6.6

IDENTIF. REFERENCE

AUG 25 2 24 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 97398