This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

Title 35

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth R. Hobbs and Nancy J. Hobbs (NAME)	Same (NAME)	06DU-27578
131 Stirrup Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- Dollars,

cash in hand paid by Kenneth R. Hobbs and wife, Nancy J. Hobbs, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

BOOK 6241 PAGE 859

I, Sandra E. Eckhardt, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Kenneth R. Hobbs and wife, Nancy J. Hobbs, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Unit No. J-49, Parcel No. 49, in Woodlea Place Townhouses, as of record in Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sandra E. Eckhardt, by deed from Roy Cargile, Trustee, of record in book 5201, page 79, said Register's Office.

This conveyance is made subject to utility easement granted City of Nashville acting by and through the Electric Power Board of the City of Nashville, of record in book 3255, page 532, said Register's Office; and to all liens, easements, and restrictions of record in the Register's Office for Davidson County, Tennessee, affecting said unit.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 8 th day of February 19 84

Affiant

My commission expires: 4/21/84 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as Unit J-49, 4958 Edmondson Pike, Nashville, TN (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 Kenneth R. Hobbs and wife, Nancy J. Hobbs, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except taxes for 1984 which are prorated and assumed by the purchasers.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Kenneth R. Hobbs and wife, Nancy J. Hobbs, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 8th day of February, 19 84 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sandra E. Eckhardt

Sandra E. Eckhardt

03/05 79.30- CHECK

7220

OFFICIAL RECEIPT

BOOK 6241 PAGE 860

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Sandra E. Eckhardt

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

Witness my hand and official seal at Nashville, Tennessee,
this 8th *day of* February, *19* 84.

Mary Emery
Notary Public

Commission expires 4/8/87

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 .....

I 0 6 4 2 0

T.
IDENTIF. REFERENCE

MAR 5 8 52 AM '84

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

Chicago Title
Turn to Brenda Hibbs

14812 **WARRANTY DEED**

FROM
Sandra E. Eckhardt

TO
Kenneth R. Hobbs et ux.

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

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
			28000.00- CONT.	
			79.80 REGIS.	
			.50 REGFEE	
			6.00 MTGTAX	
			CHECK	79.80-
7220A03/05/84			BAL	.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 6 4 2 0

IDENTIF. REFERENCE

MAR 5 8 52 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17298