repar 4:
Shipley & Behm
206 Realtors Bldg.
306 Gay St. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J.R. Groseclose, William Lewis, and Mary E. Anderson (NAME)	Same (NAME)	104-13-67
229 Leonard Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 6275 PAGE 249
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of $125,500.00 *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Geoffrey Hobbs, and wife, Kim Hobbs,

have this day bargained and sold, and do hereby transfer and convey unto the said AGL Properties *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 35 on the Map of the Bransford Realty Company's Subdivision of Lots Nos. 6 to 23 inclusive in Block "G", of Whitland Realty Company's Subdivision, the plan of which is of record in Book 547, page 53, Register's Office for said County, described as follows:

Said part of Lot No. 35 fronts 55 feet on the west side of Leonard Avenue (now a 50 foot street, but formerly a 70 foot street) and extends back in a westerly direction between parallel lines 210 feet to a dead line.

Being the same property conveyed to Geoffrey W. Hobbs and wife, Kim C. Hobbs by deed from R. Arlene DePalma, of record in Book 5952, page 403, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,500

Subscribed and sworn to before me, this the 17th day of April 19 84

Affiant Kim Hobbs

My commission expires: 4/21/85 (Affix Seal)

Notary Public Marietta M. Shipley

unimproved ( )
This is improved (X) property, known as 229 (House Number) Leonard Avenue (Street) P.O. Address: Nashville, TN 37205 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.

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 our hands this 17th *day of* April, *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.*

Kim Hobbs

Geoffrey Hobbs

CHECK
04/20 332 *
316

BOOK 6275 PAGE 250

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Martha M. Shipley, *a Notary Public in and for said County and State,* the above signed

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

Witness my hand and official seal at Nashville *Tennessee,*
this 17th *day of* April, *19*.....

Commission expires 4/21/85 Martha M. Shipley *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 .....

I 16945

IDENTIF. REFERENCE

APR 20 2 28 PM '84

REGISTER
DAVIDSON COUNTY, TN

RECEIVED

WARRANTY DEED

FROM

Geoffrey Hobbs, and wife, Kim C. Hobbs

TO

J.R. Groseclose, William Lewis, and Mary E. Anderson

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

BOOK 6275 PAGE 251

RECEIVED OF _____

FOR _____

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
			125500.00-	CAMT.
			326.30	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 332.30-
			0316A04/20/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

116545

CROSS REFERENCE

Apr 21 2 30 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 30023