FORM P.O. WD-1

BOOK 6449 PAGE 931

6449 931

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$14,900.00 H. Cliff Hobbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 84.

Steve M. Ford
Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| H. Cliff & Jacqueline B. Hobbs (NAME) | Same (NAME) | 98-5 |
| 310 Stonebridge Trail (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 121 |
| Roswell, GA 30075 (CITY) (STATE) (P. O. ZIP) | (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, George Margrave and wife, Sharmin J. Margrave

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Cliff Hobbs and wife, Jacqueline B. Hobbs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 22 on the Plan of Hunter's Point Subdivision of record in Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to George Margrave by deed from Robert J. Baltz, Jr., Trustee of record in Book 6207, page 611 (21.2 acres±) and by deed from Glendon C. Woodard and wife, Joyce D. Woodard of record in Book 6207, page 614 (3.5 acres±) Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 3814, page 592, page 3897, page 926 and as amended in Book 6207, page 609, and such easements and setback lines of record in Plat Book 5200, page 736, and Charter of the Hunter's Point Homeowners Association, Inc. of record in Book6256, page 294, said Register's Office.

Sharmin J. Margrave joins in the execution of this instrument to convey whatever marital rights she may have.

This is unimproved ( XX ) property, known as Lot 22, Dove Trail (House Number) (Street) Hermitage, TN 37076 (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 hand S this 14th day of December, 19 84

George Margrave

Sharmin J. Margrave

12/17

5906

BOOK 6449 PAGE 932

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named ~~George Margrave and Sharmin J. Margrave~~

the bargainor~~s~~, 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 14th day of December 19 84.

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

George Margrave and wife,

Sharmin J. Margrave

TO

H. Cliff Hobbs and wife,

Jacqueline B. Hobbs

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

IDENTIFICATION REFERENCE

1705.2

FILED & RECORDED
DAVIDSON COUNTY, TN
DEC 17 12 24 PM 1984

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6449 PAGE 933

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

14900.CO- CAMT.
38.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 45.24-
5906A12/17/84 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I-7-0 5 3 2

IDENTIF. REFERENCE

DEC 17 12 24 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 93719