FILE BOX 45

28801

IDENTIFICATION REFERENCE BOOK 6631 PAGE 248

Aug 15 11 18 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

James Callahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 85

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Hicks	First Bank Mortgage Company	5DUG4130
(NAME)	(NAME)	
Rt. 4, Box 279-C	1630 South Sixth	MAP 133-08
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Ashland City, TN 37015	Springfield, IL 62790	PARCEL 205
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, H. Cliff Hobbs and wife, Jacqueline B. Hobbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Hicks, unmarried and James Callahan, married

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. 21B of the Zone Lot Division of Lots Nos. 19, 20, and 21 of Greenwood Hills Addition, Section Two of record in Plat Book 6250, Page 143, amending Plat Book 5200, Page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING Part the same property conveyed to H. Cliff Hobbs by deed from Theodore H. Pailet, of record in Book 6167, Page 768, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6250, Page 143, Book 5071, Page 50, Book 5303, Page 873, and Book 6380, Page 413, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by H. Cliff Hobbs and wife, Jacqueline B. Hobbs, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation, dated October 19, 1984, and filed for record in Book 6410, Page 604, Register's Office for said County, with an unpaid principal amount of approximately $38,960.63, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Power of Attorney of Record in Book 6631, Page 246 and Book 6631, Page 247, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 227 Brevard Court, Nashville, TN 37211
(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 heir 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 covey 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 13th day of August, 1985

Jacqueline B. Hobbs
by James J. Bakles attorney in fact

H. Cliff Hobbs
by James J. Bakles attorney in fact

BOOK 6631 PAGE 249

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Cliff Hobbs and wife, Jacqueline B. Hobbs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of August 19 85

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

H. Cliff Hobbs
Jacqueline B. Hobbs

TO

David W. Hicks
James Callahan

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Homer J. Beliles, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Jacqueline B. Hobbs and H. Cliff Hobbs as their Attorney in Fact as the free act and deed of the within named Jacqueline B. Hobbs and H. Cliff Hobbs.

My Commission Expires: 10-20-85

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6631 PAGE 250

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

41000.CO- CAMT.
106.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 113.10-
7704A08/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28801

IDENTIFICATION REFERENCE

Aug 15 11 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163650