Send tax bills to:

Ron Wilkerson
116 Granoview Circle
Old Hickory, TN
37138

This instrument prepared from information furnished by Ron C. Wilkerson by:
HOWARD L. CHAMBERS
Attorney at Law
106 Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

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WARRANTY DEED

THIS INDENTURE made and entered into on this the 12 day of August, 1985, by and between VICTOR N. HOBDEN and wife, NANCY C. HOBDEN, hereinafter referred to as the GRANTORS, and RON C. WILKERSON and wife, CHERYL A. WILKERSON, hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, described as follows:

A lot or parcel of land in the 27th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Blanchard & Parrish, Surveyor, June 24, 1936, as follows:

Beginning on the westerly margin of McFerrin Avenue at a point 100 feet north of the northerly margin of West Eastland Avenue, formerly Cleveland Street, or Chicamauga Avenue, said point being the northeast corner of Lot No. 1 on the Map of the Subdivision of the south portion of the Richmond property as of record in Book 974, Page 19, Register's Office for said County; thence with the northerly line of Lots Nos. 1 and 3 westwardly 203 feet to the easterly line of Lot No. 4, on said plan; thence with said line northwardly 30 feet to the northeast corner of said Lot No. 4; thence with the northerly line of said Lot No. 4, westwardly 2 feet; thence northwardly and parallel with the westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallel with the northerly line of Lots Nos. 1 and 3, 205 feet to the westerly margin of McFerrin Avenue; thence with said Avenue southwardly 100 feet to the beginning.

Being the same property conveyed to Victor N. Hobden and wife, Nancy C. Hobden by deed of record in Book 5701, Page 982, Register's Office for Davidson County, Tennessee.

This property sold subject to the indebtedness payable to James A. Powell and wife, Sybil J. Powell, of record in Book 5353, Page 730, Register's Office for Davidson County, Tennessee and the indebtedness payable to Security Mortgage Company of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Grantees agree to assume and pay the unpaid balance of the indebtedness payable to James A. Powell and wife, Sybil J. Powell, of record in Book 5353, page 730, Register's Office for Davidson County, Tennessee and the indebtedness payable to Security Mortgage Company of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee,

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered except as stated herein.

THE GRANTORS further covenant and bind themselves, their heirs and representatives, to warranty and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Victor N. Hobden
VICTOR N. HOBDEN

Nancy C. Hobden
NANCY C. HOBDEN

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STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainors, VICTOR N. HOBDEN and wife, NANCY C. HOBDEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 12 day of August, 1985.

Howard L Chambers
Notary Public

HOWARD L. CHAMBERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/28/88

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $53,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Clara A. Wilkerson
Affiant

Subscribed and sworn to before me this the 12 day of August, 1985.

Howard L Chambers
Notary Public

HOWARD L. CHAMBERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/28/88

29379

IDENTIFICATION REFERENCE

AUG 19 9 27 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

MAIL

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

53000.00- CONT
137.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 147.30-
8416A08/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 9 3 7 9

IDENTIFICATION REFERENCE

Aug 19 9 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164342