Box 44

File 44

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ANNIE ELIZABETH DILLINGHAM

TO

JOHN A. HOBBS

For draftsman's use

This instrument was prepared by:

BOOK 6795 PAGE 733

Charles J. Friddell, Attorney
P. O. Box 3046
Nashville, TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Hobbs (NAME)	Same (NAME)	Map 95-4
2607 Crump Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 40
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. No. 3Dz-04150

(FOR REGISTER'S USE)

8025.3 IDENTIFICATION REFERENCE

MAR 4 2 19 PM '86

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

$ 187,500.00 John A. Hobbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF February 19 86

Notary Public

MY COMMISSION EXPIRES: 10-29-88

(AFFIX SEAL)

For and in Consideration of the sum of Seventy Five Thousand and No/100- ($75,000.00) DOLLARS cash in hand paid; the receipt of which Grantor hereby acknowledges and upon the Agreement of Grantee, John A. Hobbs, to assume and pay the total indebtedness owed by William F. Dillingham, deceased and John A. Hobbs to Third National Bank of Nashville, including any and all accrued interest and charges thereon.

I, Annie Elizabeth Dillingham, widow of William F. Dillingham, deceased, have bargained and sold, and by these presents do transfer and convey unto the said John A. Hobbs, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the Northwest portion of Lot No. 1, except parts of said Lot No. 1 now in the Highway, as shown on the Plan of G. W. Vaughan and Ellis Brothers Subdivision of the Arch Harper home place, as recorded in the Register's Office of Davidson County, Tennessee, in Book 332, page 172, and beginning at a stake on the South margin of Lebanon Pike, as widened, at a point North 78 degrees 45 minutes East 15.9 feet from the intersection of the South margin of Lebanon Pike and the East margin of McGavock Lane as widened; runs thence with the South margin of Lebanon Pike, as widened, North 78 degrees 45 minutes East 114.1 feet to a stake in the West line of property still owned by Archie C. Combs and wife; thence on a new line with Combs West line, South 1 degree 49 minutes West 125 feet to a spike in a corner of the Combs property; thence continuing with the Combs property South 78 degrees 45 minutes West 130 feet to a stake in the East margin of McGavock Lane, as widened; thence along the East margin of McGavock Lane, as widened North 1 degree 49 minutes East 109.1 feet to a stake; thence with a curve to the right of radius 20 feet, the length of arc 26.8 feet to the beginning, according to a survey made by John M. Sullivan, County Surveyor, on November 8, 1952.

BEING a one-half undivided interest of the land conveyed to William F. Dillingham and John A. Hobbs, by deed from Frances Porter Davis, et vir, et als, as of record in Book 5548, page 880, R.O.D.C., Tennessee, the said William F. Dillingham having since died, intestate and Grantor being the surviving widow of William F. Dillingham, deceased.

BEING further the same property conveyed by Quitclaim Deeds to Grantor from Larry A. Dillingham and Karen Dillingham Walters in Deed Book 6388, pages 950-954, R.O.D.C., Tennessee.

All Property Taxes to be assumed by Grantee.

CHECK

BOOK 6795 PAGE 734

WD-2

This is unimproved ( ) improved (X) property, known as 2501 Lebanon Road, Nashville, TN 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Hobbs, his heirs and assigns, forever.

And I do covenant with the said John A. Hobbs that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as above stated.

And I, Annie Elizabeth Dillingham do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said John A. Hobbs, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of February, 19.86.

Annie Elizabeth Dillingham
ANNIE ELIZABETH DILLINGHAM

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 Annie Elizabeth Dillingham

the 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 25th day of February, 19 86.

Charles James Fitzgerald, Notary Public.

Commission expires 7-9-89

CHARLES JAMES FITZGERALD NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

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 .....

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

RECEIVED OF _____

FOR _____ BOOK 6795 PAGE 735

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

187500.00- CAMT.
487.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 494.00-
B743A03/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8025.3

IDENTIFICATION/REFERENCE

MAR 4 2 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 224153