THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

# WARRANTY DEED

BOOK 6863 PAGE 888

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES F. HOBBS, ET UX (NAME) | CAMERON-BROWN COMPANY (NAME) | MAP 83-9 |
| 1413 FORREST AVENUE (STREET ADDRESS OR ROUTE NUMBER) | 4300 SIX FORKS ROAD (STREET ADDRESS) | PARCEL 367 |
| NASHVILLE, TN 37206 (CITY) (STATE) (ZIP) | RALEIGH, NORTH CAROLINA 27609 (CITY) (STATE) (ZIP) | 23 W 07132 |

*FOR AND IN CONSIDERATION of the sum of* ---------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

PATSY WAGGONER AND HUSBAND, ORRIS WAGGONER, hereinafter referred to as Grantors, *has bargained and sold, and does hereby transfer and convey unto the said* JAMES F. HOBBS AND WIFE, RITA L. HOBBS, hereinafter referred to as Grantees, their *(successors), heirs and assigns,*

*certain real estate in* Davidson *County, Tennessee, as follows:*,

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of the Subdivision of the A. V. S. Lindsley 29 acre tract as of record in Book 57, page 66, Register's Office for said County, described as follows:

Said Lot No. 51 fronts 50 feet on the northerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Patsy Waggoner by Quitclaim Deed from Howard L. Briggs, unmarried, which Quitclaim Deed is recorded simultaneously herewith.

Orris Waggoner joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which he may have, marital or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 16th day of May 19 86

Affiant James F. Hobbs

My commission expires: 3/3/89 (Affix Seal)

Notary Public Carolyn Duff

This is unimproved ( ) improved (XX) property, known as 1413 Forrest Avenue, Nashville, TN 37206
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said* Grantees, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

*Grantor further covenants and binds itself, its successors 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.*

*Witness* our *hand* s *this* 16th *day of* May, *19* 86, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Patsy Waggoner

Orris Waggoner

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

*Personally appeared before me* the undersigned *, a Notary Public in and for said County and State,*

PATSY WAGGONER AND HUSBAND, ORRIS WAGGONER

*the within named 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* Goodlettsville *Tennessee this* 16th *day of* May *, 19* 86.

Carolyn Duff
*Notary Public*

*Commission expires* 3/8/89

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.*

FEE $ 7.50 MAIL BOX
STATE OF TENNESSEE
DAVIDSON COUNTY
98 MAY 21 PM 2 17

INTERTIFF REFERENCE

6903

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

PREPARED BY: EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE

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

RECEIVED OF _____

FOR _____

BOOK 6863 PAGE 890

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 400[illegible].00- CONT. | |
| | | | 104.00 CSTAX | |
| | | | .50 PRFE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 110.50- |
| | | | 0743A05/21/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03063

IDENTIF. REFERENCE

MAY 21 1 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250507