THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES.

*This Instrument Prepared by:*

**Robert L. Callis**
Attorney at Law
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

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# WARRANTY DEED

| ADDRESS OF NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP, PARCEL NUMBERS |
|---|---|---|
| Jerry Conroy Hobbs & Karen D. Duffel (NAME) | Citizens and Southern Mortgage Co. (NAME) | MAP 75-4 |
| 540 Raleigh Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 656 (STREET ADDRESS) | PARCEL 180 |
| Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP) | Tucker, GA 30085-0656 (CITY) (STATE) (ZIP) | 4D-65557 |

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, JERRY CONROY HOBBS, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KAREN D. DUFFEL, UNMARRIED

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in ~~WILSON~~ Davidson County, State of Tennessee, described as follows: to-wit:

A one-half (1/2) undivided interest in and to the following real estate, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Sunset Park, Section 1, as of record in Book 4300, page 185, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING a one-half undivided interest in and to the real estate conveyed to Jerry Conroy Hobbs by deed recorded in Book 6645, Page 499, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record and to a deed of trust of record in Book 6645, Page 502, Register's Office of Davidson County, Tennessee, and the Grantee herein hereby assumes one-half of all obligations of said deed of trust.

27855

IDENTIFICATION REFERENCE

AUG 4 12 47 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as

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, successors, assigns 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.

POSSESSION TO BE GIVEN Date of Deed

EXECUTED ON THIS THE 29 DAY OF July, 19 86.

Jerry C. Hobbs
JERRY CONROY HOBBS

DAVIDSON
STATE OF TENNESSEE, ~~WILSON~~ COUNTY BOOK 6938 PAGE 433

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JERRY CONROY HOBBS the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Davidson County, Tennessee, this 30 day of July, 19 86.

My Commission Expires: 4-17-88

James L. Gardner
Notary Public

NOTARY PUBLIC STATE AT LARGE

## STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office in _____, Tennessee, this _____ day of _____, 19____.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

JERRY CONROY HOBBS

TO

KAREN D. DUFFEL

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

## STATE OF TENNESSEE, WILSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 29,500, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 4th day of August, 1986

My Commission Expires: _____

B. Edwards - Dep. Reg.
Notary Public

**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 |
|---|---|---|---|---|

29500.00- CONF.
82.60 CSTAX
.50 PRFEE
6.00 MOL T
CASH 89.10-
5777A08/04/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27855

IDENTIFICATION REFERENCE

AUG 4 12 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278972