23

Address New Owner as Follows:	Send tax bills to:	Map & Parcel
John A. Hobbs 2607 Crump Drive Nashville, TN 37214	SAME	Map 62-5 Parcel 32 3DZ-51632

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Ben H. Watson and wife, Laura Watson and Jim Stevens hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said John A. Hobbs, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Riverview Subdivision, of record in Book 547, pages 93, 94 and 95, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property title to which was vested in Jim Stevens, a one-half (1/2) undivided interest, and Ben H. Watson and wife, Laura Watson, a one-half (1/2) undivided interest, by deed from Tom G. Coleman, Jr., Trustee, of record in Book 5027, page 673, Register's Office of Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 547, pages 93, 94 & 95, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said John A. Hobbs, his heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 hands on this the 26th day of November, 1986.

Jim Stevens

Ben H. Watson

Ben H. Watson

Laura Watson

Laura Watson

12/16/86 - 9:35 AM

7 3 2 4 9

IDENTIFICATION REFERENCE

Dec 16 9 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

743

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben H. Watson and wife, Laura Watson and Jim Stevens, the within named bargainors, with whom I am personally aquainted, (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 on this the ~~26th~~ 12th day of ~~November~~ December, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,000.00.

John A Holder
Affiant

Subscribed and sworn to before me this the 26th day of November, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

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

RECEIVED OF _____

FOR _____

BOOK 7070 PAGE 359

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

SOM .3- CANT.
22.40 CSTTX
.50 PRFEE
6.00 WDEED
CHECK 23.30-
7434A12/16/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73249

IDENTIFICATION REFERENCE

Dec 16 9 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23208