FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher J. Tobe (NAME) | Owner (NAME) | 124-00-0 |
| 1905 Barrett Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 075.00 |
| Mt. Juliet TN 37122 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 04D 21536 |

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, WE, Jeff Joines and wife, Debbie Joines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher J. Tobe and wife, D. Kay Tobe

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated July 15, 1981 and revised October 10, 1983, and known as Job No. 83-340 as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of this tract and also being 639.68 ft. west of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property of which this is a part; thence leaving the margin of said Pike South 06 degrees 00' 00" West 1630.72 ft. to an iron pin in the line of the U.S. Government land; thence with the Government line and a fence the following 2 calls; North 86 degrees 51' 24" West 173.85 ft. to a Government monument; thence 49 degrees 34' 04" West 248.53 ft. to an iron pin; thence leaving the Government line and fence North 07 degrees 02' 59" East 1438.20 ft. to an iron pin on the southerly margin of the aforesaid Hobson Pike; thence with the southerly margin of said Pike North 86 degrees 11' 30" East 357.50 ft. to a point of beginning. Containing 13.18 acres more or less.

Being the same property conveyed to Jeff Joines et ux by deed from Sue Brakefield, of record in Book 7490, Page 870, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 13.18 acres Hobson Pike
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)
acres XX Hobson Pike

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 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.

Witness our hands this 4th day of February, 19 89

Jeff Joines

Debbie Joines

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Joines and wife, Debbie Joines

the bargainors, with whom I am personally acquainted, (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 at Antioch, Tennessee, this 4th day of February, 19 89.

Lori Stephens Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM
Jeff Joines and wife, Debbie Joines

TO
Christopher J. Tobe and wife, D. Kay Tobe

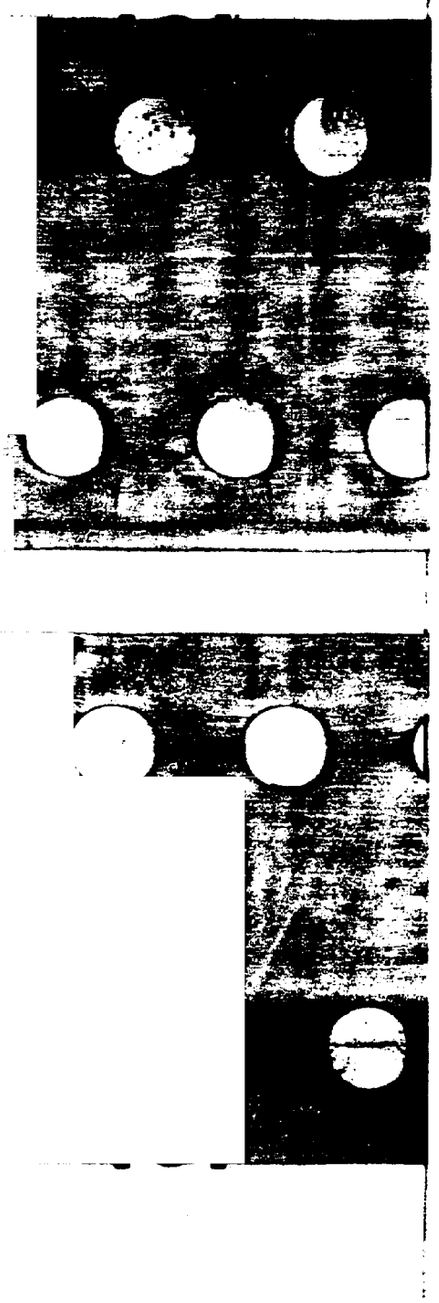
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

07500

IDENTIFIED REFERENCE

FEB 8 9 02 AM '89

5466 02/08 0101 03CHECK 138.50



**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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 40000.00
CON TX 132.00
PRFEE 0.50
WDEED 6.00
TOTAL 138.50
CHECK 138.50

02/08/89 01 09:05 0001 5466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07500

IDENTIFICATION REFERENCE

FEB 8 9 02 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 179957