WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Billy Drew Hobbs, Sr. and wife, Katie Burnel Hooks Hobbs 2624 Lishwood Drive Nashville, TN 37214	Same	95-11-131

6857 06/20 0101 03CHECK 204.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00 .

B D Hobbs Sr
Affiant

Subscribed and sworn to before me this 19th day of June 1989.

Juanita Patterson
Notary Public

My Commission Expires:
1-23-93

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, BILLY DREW HOBBS, JR. and wife, BONNIE LYNN LITSEY HOBBS, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto BILLY DREW HOBBS, SR. and wife, KATIE BURNEL HOOKS HOBBS, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Merry Oaks, Section II, as of record in Book 2133, Page 8, Register's Office for said County, as corrected in Book 2338, Page 566, Register's Office.

Said Lot No. 16 fronts 72 feet on the southeasterly side of Springview Drive and extends back between lines, 177.1 feet on the northeasterly side and 287.1 feet on the southwesterly side to a dead line in the rear, measuring 172.2 feet thereon.

Included in the above but excluded is "part of Lot 16 begins at the southwesterly corner of Lot 17 and runs northerly 30 feet along a line between Lots 17 and 16, thence southwesterly 157.4 feet to a point on the line between lot 16 and lot 15, thence southerly for 41.0 feet to the southeasterly corner of Lot 15 on a dead line, thence northeasterly along the dead line 172.2 feet back to the point of beginning", which was conveyed to Jordan F. Litsey and wife, Peggy Litsey by deed of correction of record in Book 4977, Page 146, Register's Office for said County.

Being the same property conveyed to Billy Drew Hobbs, Jr. and wife, Bonnie Lynn Litsey Hobbs, by deed from Anna Louise Litsey, a widow, said deed being of record in Book 5109, Page 555, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2411 Springview Drive, Nashville, Tennessee

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 19 day of June, 1989.

Billy Drew Hobbs, Jr.

Bonnie Lynn Litsey Hobbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19 day of June, 1989, before me personally appeared BILLY DREW HOBBS, JR. and wife, BONNIE LYNN LITSEY HOBBS, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 19 day of June, 1989.

Juanita Patterson
Notary Public

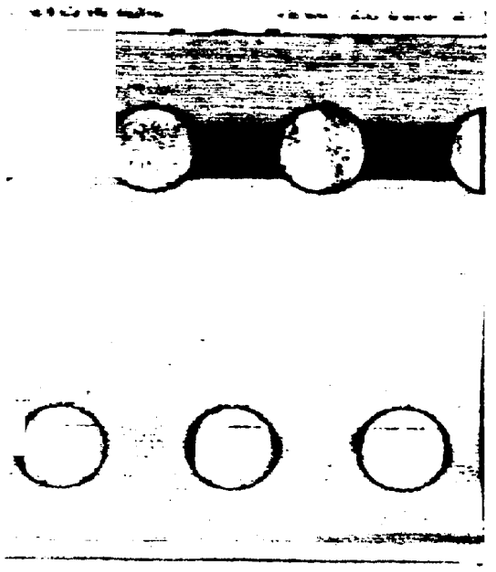
My Commission Expires:
1-23-93

4261

JUN 20 3 34 PM '89

OFFICIAL RECEIPT

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



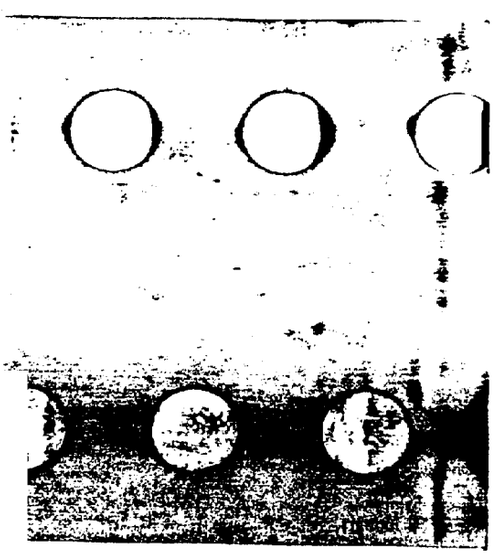
RECEIVED OF _____

FOR _____

BOOK 7869 PAGE 498

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 60000.00
				CON TX 198.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 204.50
				CHECK 204.50
06/20/89	01			15:36 0001 6857



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42681

JUN 20 3 34 PM '89

No. 221164