BOOK 7874 PAGE 754

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTURAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1580.97

Alexander Hobson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21th DAY OF June 19 89

Linda Chandler, Dep Reg
Notary Public

~~MY COMMISSION EXPIRES:~~ _____

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY

STINNETT & WILKINSON, Attorneys at Law, 106 Frey St., P. O. Box 125, **Ashland City, TN 37015**
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Hobson (NAME)	Same (NAME)	Map 81-7
1913 12th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 338
Nashville, Tn. 37208 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, Eric Hobson and wife, Jean Hobson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexander Hobson

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:

BEING Lot No. 97 on the Plan of Cephas Woodard's Sub. of Lots 5 and 6 of the Woodard Property, as of record in Book 161, Page 174, said Register's Office.

Said Lot No. 97 fronts 50 feet on the westerly side of 12th Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

BEING the same property conveyed to Eric Hobson, by deed from Frank Eugene Beasley and wife, Dorothy Mae Beasley, of record in Book 6135, Page 295, Register's Office for Davidson County, Tennessee.

The consideration for this conveyance is the assumption by the Grantee of the remaining balance due on a note payable to J. C. Head and described in an Installment Deed of record in Book 5237, Page 495, Register's Office for Davidson County, Tennessee. Richard Head is now the owner and lawful holder of said note.

JUN 27 12 40 PM '89

4451.0

unimproved ( )
This is improved ( ) property, known as 1915 12th Avenue, North, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of June, 19 89

Eric Hobson
Eric Hobson

Jean Hobson
Jean Hobson

STATE OF TENNESSEE
Cheatham County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Hobson and wife, Jean Hobson

the bargainors, 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 Ashland City, Tennessee, this 1st day of June 19 89,

Commission expires 5-24-92

Jean H. Burk
Notary Public

STATE OF TENNESSEE
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath/their several oaths) acknowledged (himself/themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he/they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

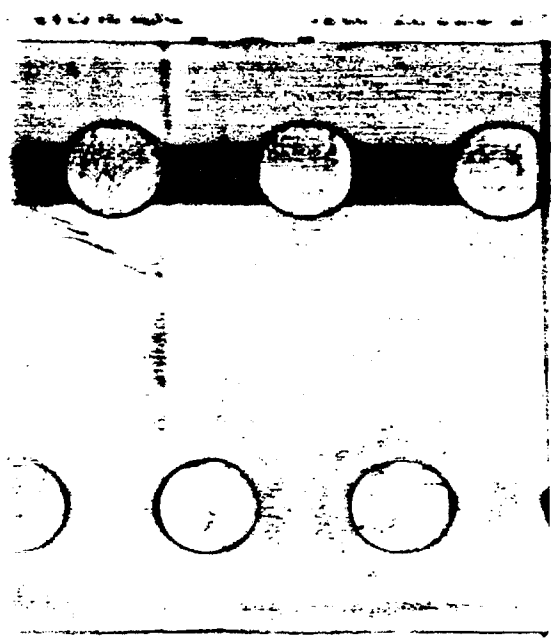
ERIC HOBSON AND WIFE,

JEAN HOBSON

TO

ALEXANDER HOBSON

9108 06/27 0101 03CHECK 11.78



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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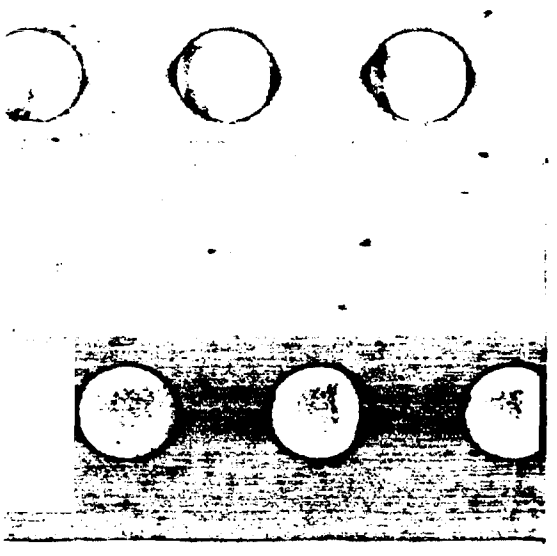
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	1580.97
CON TX	5.28
PRFEE	0.50
WDEED	6.00
TOTAL	11.78

CHECK 11.78

06/27/89 01 12:42 0001 9108



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44510

IDENTIFICATION REFERENCE

JUN 27 12 40 PM '89

FELIX Z. WILSON, II REGISTER

No. 223394