R2750440 - Bk 33

This Instrument Prepared By:
William P. Ortale, Attorney
200 Fourth Avenue, North, Nashville, TN

WARRANTY DEED BOOK 8036 PAGE 117

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
84-8-62	Mr/Mrs Mark Adam Hobbs	Sears Mortgage Corporation 2500 Lake Cook Road Riverwoods, IL 60015
FIELD BOOK NUMBER (S) 3DZ 69878	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3012 Delaney Drive	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

00439 IDENTIF. TREFERENCE JAN 31 11 25 AM '90 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

7882 01/31 0101 03CHECK 337.00

RICHARD L. IDDINS, JR., and wife, DOROTHY M. IDDINS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARK A. HOBBS and wife, ELLEN L. HOBBS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 180 on the Map of Lincoya Hills, Section 7, as of record in Book 2331, page 119.

Said Lot No. 180 fronts 100 feet on the east side of Delaney Drive and runs back between lines, 298.7 feet on the north line and 175.5 feet on the south line, to a dead line in the rear which is a broken line measuring 195 feet thereon.

Being the same property conveyed to Richard L. Iddins, Jr., and wife, Dorothy M. Iddins, by deed from Harold Douglas Cockrill and wife, Ethel Louise Cockrill, as of record in Book 3434, page 75.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1990 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30 day of January , 19 90

Richard L. Iddins, Jr.

Dorothy M. Iddins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8036 PAGE 118

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Richard L. Iddins, Jr., and wife, Dorothy M. Iddins

the bargainor(s), 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 Nashville, Tennessee, this, the 30th day of January, 19 90.

My commission expires: 3-11-90

Mary Ann Selley
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires:

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 100,000.00

Mark A. Hobbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January 1990 MY COMMISSION EXPIRES: 3-11-90

(AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM

RICHARD L. IDDINS, JR., AND WIFE, DOROTHY M. IDDINS

TO

MARK ADAM HOBBS AND WIFE, ELLEN LeROY HOBBS

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

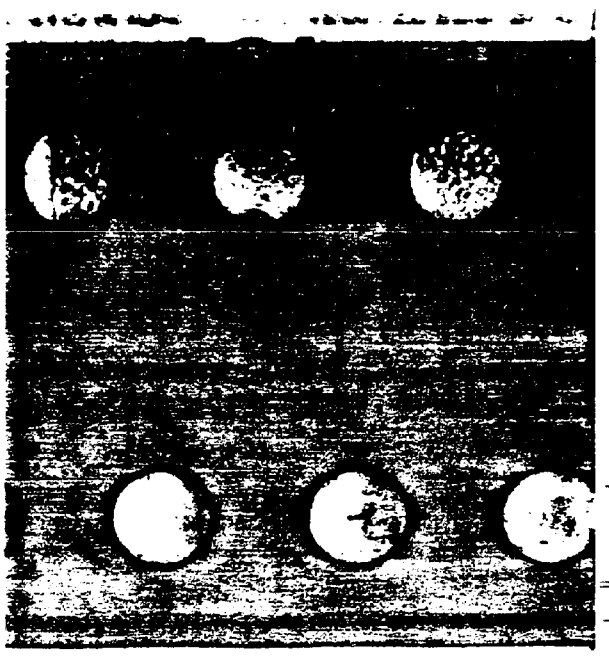
_____ and _____,

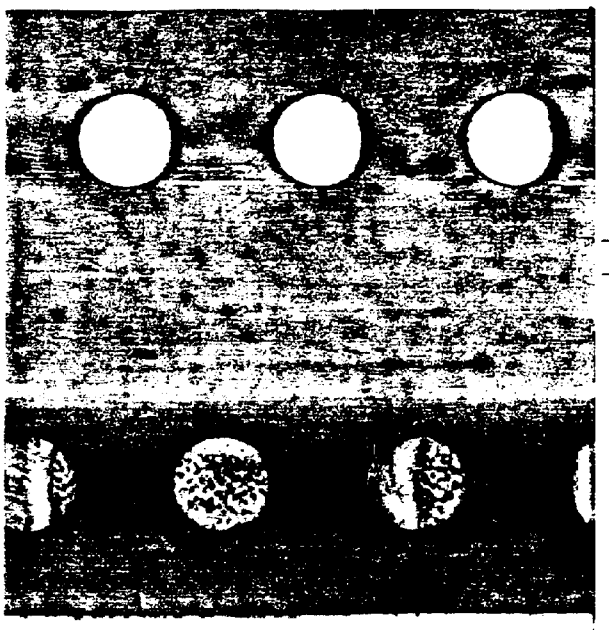
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

_____
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 8036 PAGE 119

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
			CAMT	100000.00
			CON TX	330.00
			PRFEE	1.00
			MDEED	6.00
			TOTAL	337.00
			CHECK	337.00
01/31/90	01		11:21 0001	7882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00439

IDENTIF. REFERENCE

JAN 31 11 25 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 288932