File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,056.72

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 90.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya G. Hobbs (NAME)	C & S Real Estate Services, Inc. (NAME)	MAP 86-14
409 Wisteria Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PARCEL 15
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	4D-91946

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, Kenny J. Looney and wife, Judith N. Looney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya G. Hobbs and Leanne Hance

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 Davidson County, Tennessee, being Zoned Lot 3-B on the Plan of the Zone Lot Division of Lot Nos. 1-6 of Park Manor Subdivision, of record in Book 6900, page 29, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Kenny J. Looney and wife, Judith N. Looney by deed from Thomas W. Grumke and wife, Jane Barry-Grumke, filed of record in Book 7220, page 347, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7220, page 350, and re-recorded in Book 7251, page 78, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

DAVIDSON COUNTY TN.
MAR 6 9 32 AM '90
IDENTIF. REFERENCE
08431

unimproved ( )X
This is improved (X property, known as 409 Wisteria Lane, Hermitage, TN 37076
(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 hand s this 28th day of February, 19 90

Kenny J. Looney

Judith N. Looney

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Kenny J. Looney and wife, Judith N. Looney

(or proved to me on the basis of satisfactory evidence)

the bargainor S, 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 Hermitage, Tennessee, this 28th day of February, 19 90.

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

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 _____

* (or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____ Notary Public

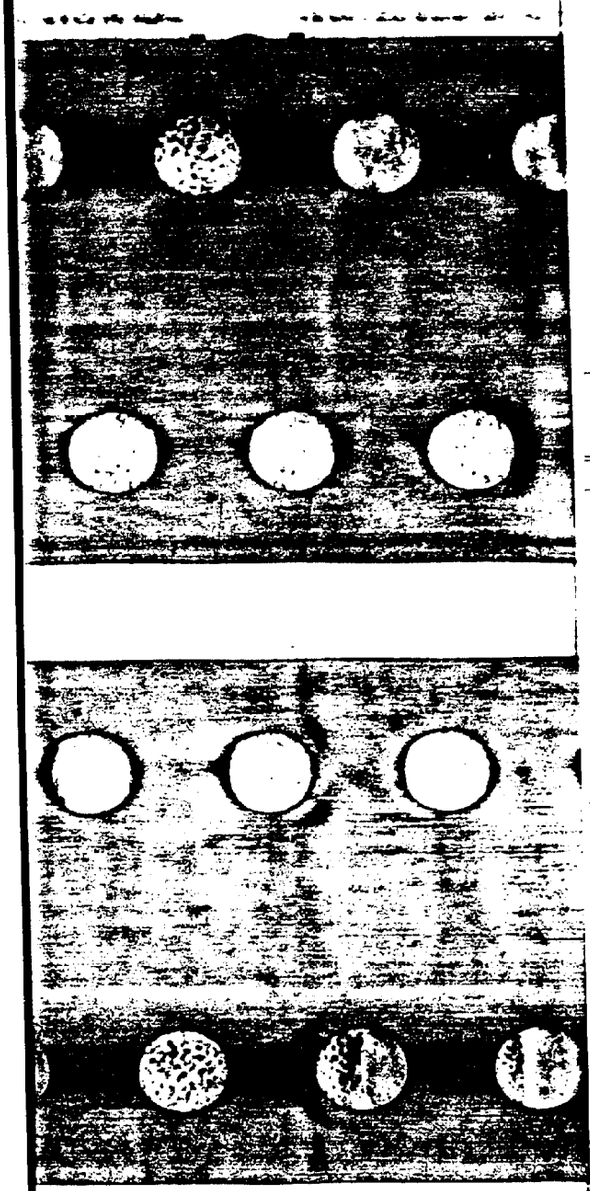
WARRANTY DEED

FROM ~~Kenny J. Looney and wife, Judith N.~~ Looney

TO ~~Tonya G. Hobbs and Leanne Hance~~

9677 03/06 0101 03CHECK 208.63

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214



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 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
				MAMT 61056.72
				ERR CO
				MAMT 61056.72-
				CAMT 61056.72
				CON TX 201.63
				PRFEE 1.00
				WDEED 6.00
				TOTAL 208.63
				CHECK 208.63
			03/06/90 01	09:32 0001 9677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q84311

IDENTIF. REFERENCE

MAR 6 9 32 AM '90

DAVIDSON COUNTY TN.

No. 298179