This Instrument Prepared By:

Frank K. Dale, Attorney
P.O. Box 1017
Columbia, TN 38401

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062-00-0
145.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between JOHN H. RALPH and FRANCES DARNISE RALPH and GLORIA RALPH DALE, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and JOHN A. HOBBS AND WIFE, ELIZABETH A. HOBBS, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> A tract of land in Davidson County, Tennessee, being part of the easterly part of Lot 3 of the John W. Pennington lands in what was formerly known as McSpadden's Bend of the Cumberland River, now known as Pennington's Bend of said river and more particularly described as follows by a survey made by A & A Engineers, Inc., 504 East Iris Drive, Nashville, Tennessee 37204, dated November 4, 1991.
>
> Beginning at an iron rod located in the northern property line of the Billy H. Carey property, said iron rod also being the southwest corner of the herein described tract; thence N 2 deg. 07' 07" E 61.00 feet to an iron rod; thence with an old fence S 80 deg. 49' 39" E 193.0 feet to a fence post; thence N 11 deg. 10' 20" E 67.42 feet to a fence post; thence S 78 deg. 10' 35" E 305.70 feet to a fence corner; thence S 3 deg. 25' 48" W 153.03 feet to a fence corner; thence with the Billy H. Carey north property line N 76 deg. 30' W 510.00 feet to the point of beginning, said tract containing 1.35 acres, more or less.
>
> There is also hereby conveyed, a strip of land 20 feet wide along the south line of said Lot 3 and in a westerly direction for a road right of way to the Old County Road (Barton Lane) for the purpose of ingress and egress to the above described property.
>
> Legal Description obtained from survey noted above.
>
> This property is shown on the tax records of Davidson County, Tennessee, as Map 62, Parcel 145.
>
> Being the same property acquired by FIRST PARTY pursuant to the Last Will and Testament of Frances Mayline Weakley Ralph of record in Book 7736, Page 157, Register's Office of Davidson County, Tennessee, and being the same property acquired by Mayline Weakley Ralph in Record Book 6555, Page 356 of said Register's Office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 14th day of November, 1991.

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John H. Ralph
JOHN H. RALPH

Frances Darnise Ralph
FRANCES DARNISE RALPH

Gloria Ralph Dale
GLORIA RALPH DALE

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said state and county, JOHN H. RALPH and FRANCES DARNISE RALPH and GLORIA RALPH DALE, the within named 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 and expressed.

WITNESS my hand and seal at office in Columbia, Tennessee, this 14th day of November, 1991.

My commission expires: July 11, 1993

Frank L. Dale
Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $32,000.00.

Gloria Ralph Dale
Affiant

Sworn and subscribed to before me,

this 14th day of November, 1991.

Frank L. Dale
Notary Public

My commission expires: July 11, 1993

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

John A. Hobbs
Elizabeth A. Hobbs

NAME AND ADDRESS OF PROPERTY OWNERS:

John A Hobbs
2807 Crump Dr.
Nashville, Tn. 37214

6.30333

STATE TAX PAID
Nov 19 10 51 AM '91
REGISTER OF DEEDS

0563 11/19 0101 03CHECK 125.40

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

CAMT 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 6.00
TOTAL 125.40
CHECK 125.40
11/19/91 01 10:53 0001 0563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.3033.

IDENTIFICATION REFERENCE

Nov 19 10 51 AM '91

No. 477650