BOOK 9360 PAGE 810

WARRANTY DEED

FROM: Charles A. Leach

TO: Tonya G. Hobbs

THIS INSTRUMENT PREPARED BY:
Charles A. Leach
P. O. Box 121437
Nashville, Tennessee 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya G. Hobbs (NAME)	SAME (NAME)	131-01-0-D
409 Wisteria Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1373 05/31 0101 03CHECK 189.25

The actual consideration or value, whichever is greater, for this transfer is $47,636.26.

Subscribed and sworn to before me, this the 31 day of May, 1994.

Affiant

~~My Commission Expires:~~ _____

~~(Affix Seal)~~ ~~Notary Public~~ Deputy Register

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS and other good and valuable considerations, cash in hand paid by the hereinafter named Grantee, the receipt whereof is hereby acknowledged, the undersigned Grantors, Charles A. Leach and wife, Marianne B. Leach, have bargained and sold, and by these presents do transfer and convey unto Tonya G. Hobbs, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 239 or known as Apartment No. 24Y of Georgetown Apartments, a condominium, a horizontal property regime established by Master Deed of record in Book 6079, Page 516, the Plat of which is of record in Plat Book 5200, Page 4,

Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Leach and wife, Marianne B. Leach, of record in Book 7912, page 836, Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a deed of trust to Citizens and Southern Mortgage Company, of record in Book 7343, Page 533, said Register's Office, said deed of trust now assigned to SunTrust Mortgage, Inc., and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said Grantee.

This is improved property, known as 24Y, 5025 Hillsboro Road, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and we do covenant with the said grantee 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 except as noted above; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the Grantors' signatures this the 31 day of May, 1994.

Charles A. Leach

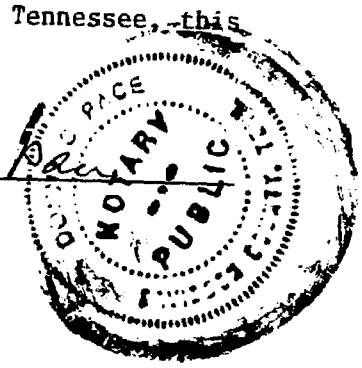
Marianne B. Leach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County an State, Charles A. Leach and Marianne B. Leach, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31 day of May, 1994.

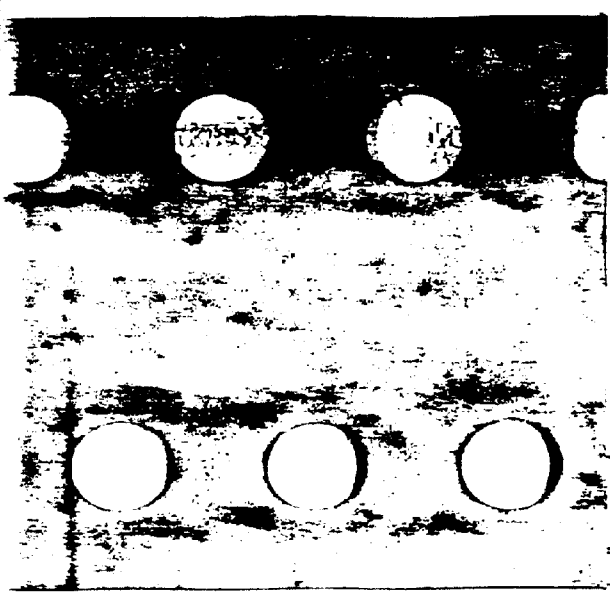
Donna Pace
NOTARY PUBLIC



MY COMMISSION EXPIRES: 9-21-96.

55418
IDENTIF. ↑ REFERENCE

94 MAY 31 PM 12:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

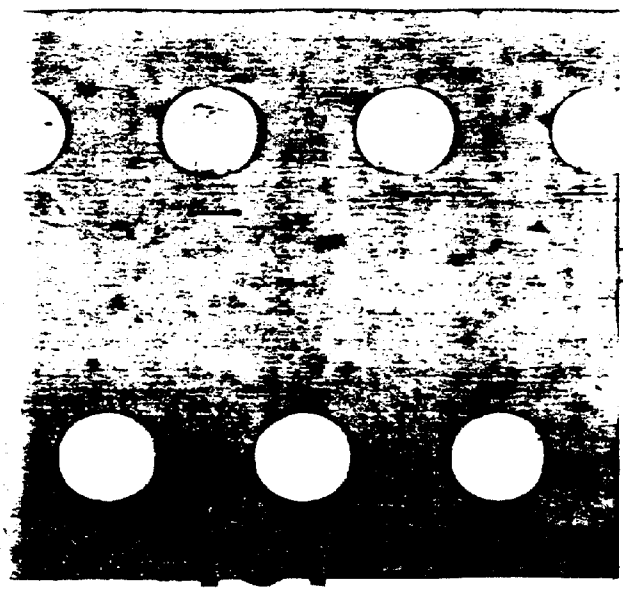
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47636.26
CON TX 176.25
PRFEE 1.00
WDEED 12.00
TOTAL 189.25
CHECK 189.25

05/31/94 01 12:35 0001 1873



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55418
IDENTIF. ↑ REFERENCE

94 MAY 31 PM 12:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 796837