STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

John P Locaynia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF February 1995

Notary Public

MY COMMISSION EXPIRES: February 27, 1997
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John P. Locaynia, unmarried (NAME) | Guaranty Trust Company (NAME) | MAP 95-11 |
| 2411 Springview Drive (ADDRESS) | 726 South Church Street (ADDRESS) | PARCEL 131.00 |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | Murfreesboro, Tennessee 37130 (CITY) (STATE) (ZIP) | |

FOR AND 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, Billy Drew Hobbs, Sr. and wife, Katie Burnel Hooks Hobbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Locaynia, unmarried

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. 16 on the Plan of Merry Oaks, Section II, as of record in Book 2133, page 8, Register's Office for Davidson County, Tennessee, as corrected in Book 2338, page 566, said Register's Office.

Said Lot No. 16 fronts 72 feet on the southeasterly side of Springview Drive and extends back between lines, 177.1 feet on the northeasterly side and 287.1 feet on the southwesterly side to a dead line in the rear, measuring 172.2 feet thereon.

Included in the above but excluded is "part of Lot 16 begins at the southwesterly corner of Lot 17 and runs northerly 30 feet along a line between Lots 17 and 16, thence southwesterly 157.4 feet to a point on the line between Lot 16 and Lot 15, thence southerly for 41.0 feet to the southeasterly corner of Lot 15 on a dead line, thence northeasterly along the dead line 172.2 feet back to the point of beginning", which was conveyed to Jordan F. Litsey and wife, Peggy Litsey by deed of correction of record in Book 4977, Page 146, Register's Office for said County.

For source of title reference is made to Book 7869, Page 496, Register's Office for Davidson County, Tennessee.

Subject to restrictions filed of record in Book 2096, Page 1, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 2411 Springview Drive, Nashville, Tennessee 37214
(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 95

Billy Drew Hobbs, Sr.

Katie Burnel Hooks Hobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9608 PG 690

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Drew Hobbs, Sr. and wife, Katie Burnel Hooks Hobbs

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 28th day of February 19 95

Commission expires February 27, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6500 03/02 0101 03CHECK 280.95

38546

IDENTIF. & REFERENCE

95 MAR -2 AM 9:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



WARRANTY DEED

FROM

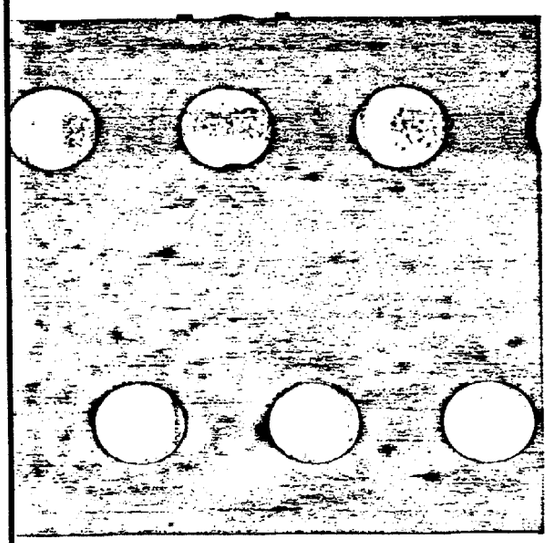
Billy Drew Hobbs, Sr. and wife, Katie Burnel Hooks Hobbs

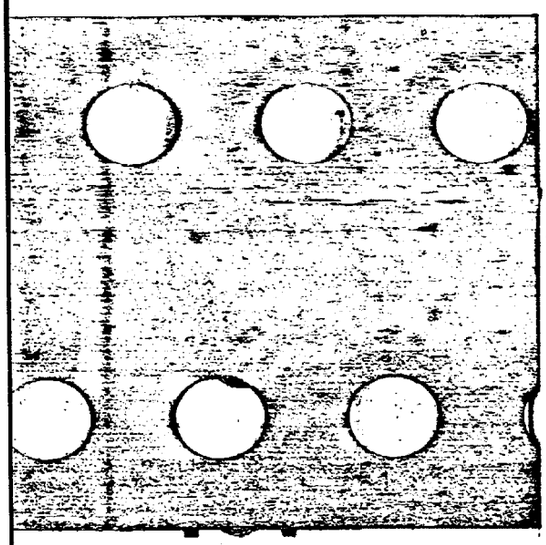
TO

John P. Locaynia, unmarried

RETURN TO:

Leon Sharber, Attorney
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217





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

RECEIVED OF _____

FOR _____

BOOK 9608 PG 691

| | | |
|---|---|---|
| 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 | 73500.00 |
| CON TX | 271.95 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 280.95 |
| CHECK | 280.95 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/95 01 09:58 0001 6500

38546
IDENTIF. ↑ REFERENCE

95 MAR -2 AM 9:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 886154