56191

IDENTIF. & REFERENCE

PICK-UP

95 MAY -1 AM 10: 16

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNERS AND SEND TAX STATEMENTS:
Dennis R. Hobbs, et ux, Pamela Hobbs
2713 Meadow Rose Drive
Nashville, TN 37206

BOOK 9658 PG 637

MAP PARCEL NOS.
Map 83-8 Parcel 173
Field Book 15DA 52165

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, Betty G. Hobbs,** have bargained and sold, and by these presents do transfer and convey unto **Dennis R. Hobbs and wife, Pamela Hobbs,** the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 13 on the Plan of Section VI, Second Addition, Rosewood Heights, of record in Book 2854, Page 21, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 13 is described as follows: Beginning at a point in the west margin of Meadow Rose Park, at the orner of Lots Nos. 12 and 13; thence with the line between said lots, Westerly 290.2 feet to a point;thence North 51 feet to a point; thence Easterly 180.6 feet to a point; thence Northerly 28.6 feet to a point; thence Easterly 122 feet to the west margin of Meadow Rose Park; thence with the margin of same, Southerly 117.4 feet to the point of beginning.
>
> Being the same property conveyed to Joseph D. Hobbs and wife, Betty G. Hobbs, by deed from Mardcastle Construction Cmopany, Inc., of record in Book 2964, Page 379, Register's Office for said County; the said Joseph D. Hobbs having conveyed his interest in subject property to Betty G. Hobbs by Quitclaim Deed of record in Book 6197, Page 319, said Register's Office.
>
> This conveyance is made subject to such easements, limitations, restrictions and encumbrances of record as may affect the premises.
>
> Taxes for 1995 are to be prorated and assumed by Grantees.

This is improved property known as 2713 Meadow Rose Drive, Nashville, Davidson County, Tennessee 37206.

Douglas C. Wonder, husband of Grantor, does hereby join in this conveyance to convey to Grantees all of his right, title and interest growing out of said marital relationship, if any, so as to vest the entire interest of the parties hereto in Grantees.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my 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.

WITNESS my hand this 26th day of April, 1995.

Betty G. Hobbs

Douglas C. Wonder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $62,000.00.

Sworn to and subscribed before me, this 26th day of April, 1995.

Notary Public

Commission expires 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named, **Betty G. Hobbs and Douglas C. Wonder**, the 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.

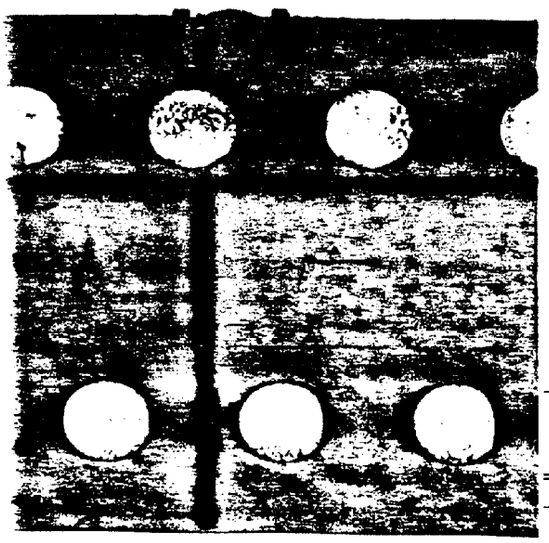
Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 1995.

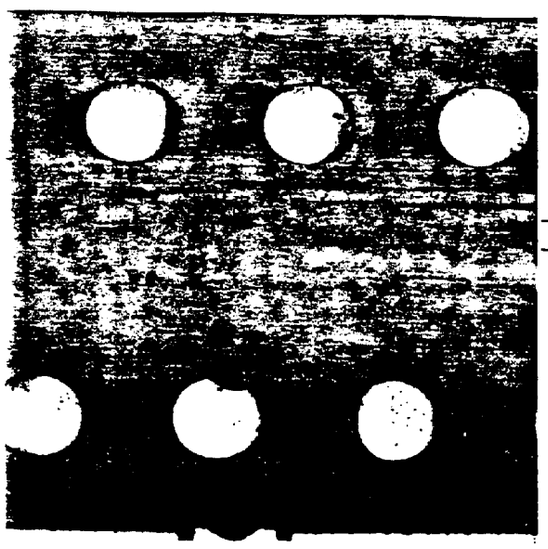
Notary Public

Commission expires 5-24-97

C:\WP51\Deeds\Hobbs-B.DE

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

RECEIVED OF _____

FOR _____

BOOK 9658 PG 639

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	62000.00
CON TX	229.40
PRFEE	1.00
WDEED	8.00
TOTAL	238.40
CHECK	238.40

05/01/95 01 10:17 0001 5981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56191
IDENTIF. ↑ REFERENCE

95 MAY -1 AM 10: 16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905409