This Instrument Prepared By:

William A. Graham
Columbia, TN 38401

BOOK 10450 PG 310

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **LARRY DEAN HOBBS**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **JESSIE M. MCNEELY, JR.**, 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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Block 6 on the Map of Hamilton's Subdivision, as of record in Minute Book 1, Page 97, County Court for said County, being the westerly 49 feet of Lot No. 25 and the easterly 2 feet of Lot No. 26, on the unrecorded Subdivision of said Block 6, described according to a survey made by E. R. Southgate, Surveyor, July _____, 1945 as follows: Beginning on the southerly margin of Hamilton Street at a point 169 feet 3 inches east of the southeast corner of said Street and Martin Street; thence with the southerly margin of Hamilton Street Eastwardly 51 feet; thence southerly 167 feet 6 inches to the northerly margin of an alley; thence with said alley westwardly 51 feet; thence northwardly 167 feet 6 inches to the beginning.

Being the same property conveyed to O. J. Hobbs and wife, Gladys E. Hobbs, by deed recorded in Book 1634, Page 155 of the Register's Office of Davidson County, Tennessee. O. J. Hobbs died intestate on May 6, 1971 and Gladys E. Hobbs died intestate on March 23, 1994, leaving William E. Hobbs and Larry Dean Hobbs as their only heirs at law. And being the same property conveyed to Larry Dean Hobbs by Quitclaim Deed from William E. Hobbs of record in Book 10409, Page 962 of said Register's Office.

Legal Description obtained from prior deed.

This property is shown on the tax records of Davidson County, Tennessee, as Map 105-7, Parcel 252.

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, except for current year's property taxes.

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 9th day of May, 1997.

Larry Dean Hobbs
LARRY DEAN HOBBS

STATE OF TENNESSEE

BOOK 1045O PG 311

COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said state and county, **LARRY DEAN HOBBS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and expressed.

WITNESS my hand and seal at office in Columbia, Tennessee, this 9th day of May, 1997.

William A Graham
Notary Public

My commission expires:
3/26/2000

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 **$26,000.00**.

Jessie M. McNeely Jr.
Affiant

Sworn and subscribed to before me,
this 9th day of May, 1997.

William A Graham
Notary Public

My commission expires:
3/26/2000

PERSON OR AGENCY
RESPONSIBLE FOR TAXES:

Jessie M. McNeely, Jr.
4978 Kedron Rd.
Columbia, TN. 38401

NAME AND ADDRESS
OF PROPERTY OWNERS:

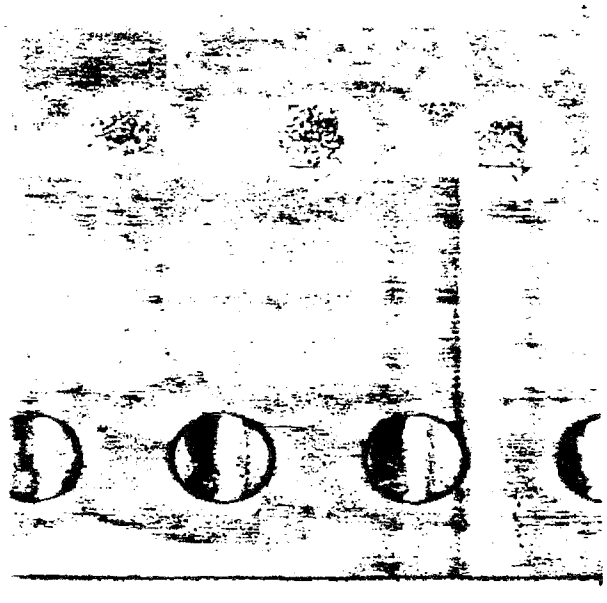
Same

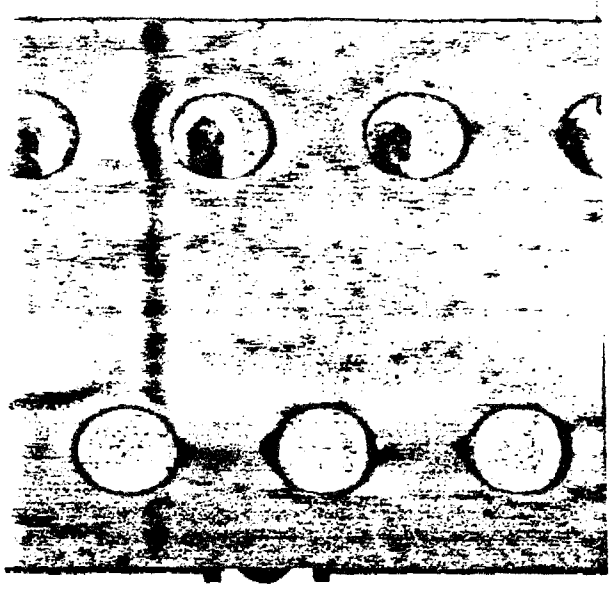
MAIL ENV.

9623 05/12 0101 03CHECK 10%-20

0303608
IDENTIF. & REFERENCE

97 MAY 12 AM 9:00
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10450 PG 312

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	26000.00
CON TX	96.20
PRFEE	1.00
WDEED	8.00
TOTAL	105.20
CHECK	105.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/07/97 01 09:05 0001 9623

0303608
IDENTIF. # REFERENCE

07 MAY 12 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149668