This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: **MICHAEL A. HOBBS and wife, JUDY K. HOBBS, 1451 Pleasant Hill Road, Nashville TN 37214**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Field Book No. **11D 47935**, Map and Parcel No. **52-1-79.**

For and in consideration of the sum of **TWENTY FOUR THOUSAND ($24,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **RAY B. PICKNEY and wife, JANIS PICKNEY**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MICHAEL A. HOBBS and wife, JUDY K. HOBBS,** their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Crittenden Estates, Block A, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.
>
> Being the same property conveyed to **Ray B. Pickney and wife, JANIS PICKNEY**, by deed from **Ray K. Binnion and wife, Mary M. Binnion**, as shown of record in Book **7536**, page **867**, Register's Office for **Davidson** County, Tennessee.
>
> This is improved property, known as **160 Harrington Avenue, Madison, Davidson County, Tennessee 37115.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **MICHAEL A. HOBBS and wife, JUDY K. HOBBS**, their heirs and assigns, forever; and Grantors 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, except as shown herein. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their

heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 27th day of February 1998.

Ray B Pickney
RAY B. PICKNEY

Janis Pickney
JANIS PICKNEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RAY B. PICKNEY and wife, JANIS PICKNEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February 1998.

J R. R. Notary Public

My commission expires 28 May 2002

JOHN R. REYNOLDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**24,000.00**.

Judy K. Hobbs Affiant

Subscribed and sworn to before me
this 27th day of February 1998.

J R. R. Notary Public

My commission expires 28 May 2002

JOHN R. REYNOLDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

RI_RST. VIII.pick-hobb.wd

0146 02/27 0101 03CHECK 97.00

PICK-UP

98 FEB 27 PM 4:24

0106097

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

RECEIVED OF _____

FOR _____

BOOK 10814 PG 655

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

CANT 2400.00
CON TX 86.60
PRFEE 1.00
WREEP 6.00
TOTAL 97.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 97.60

02/27/98 01 16:22 0001 9146

0406097

8 FEB 27 PM 4:24

No. 1259599