394 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $125,000.00 Kathryn G. Hobbs **AFFIANT** Subscribed and sworn to before me, this 27th day of February, 1998. Notary Public My Commission Expires: 1/27/99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
David T. Hobbs and Catherine G. Hobbs 105 Leake Ave. #72 Nashville, TN 37205	SAME	116-13C-72.00 CO

98 MAR -9 11:12:52

0409663

IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN G. WILLIAMS AND A. L. WILLIAMS, JR.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID T. HOBBS AND WIFE, ~~CATHERINE~~ KATHRYN G. HOBBS** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Apartment No. 72 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the Plat of Belle Meade Tower, recorded in Book 4175, page 159, said Register's Office, and described in a Master Deed, recorded in Book 4469, page 530, Register's Office for said County, as amended by a deed of correction relating to the Master Deed, of record in Book 4494, page 489, Register's office for said County, to which reference is hereby made. Parking Space No. 39 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the owner of said apartment and is conveyed herein.

Being the same property conveyed to Annie G. Williams by deed from Third National Bank, as Executor under the Last Will and Testament of Robert G. Benson, deceased, of record in Book 6398, page 47, Register's Office for Davidson County, Tennessee. The said Annie G. Williams having since deceased. A. L. Williams, Jr., and John G. Williams being the devisees under the will of Annie G. Williams of record in Will Book 210, page 1859, Probate Court Clerk's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4175, page 159, Register's Office for said County.

3. Master Deed of record in Book 4469, page 530, Register's Office for said County, as amended by a deed of correction relating to the Master Deed, of record in Book 4494, page 489, Register's Office for said County.

This is improved property known as 105 Leake Avenue, Unit #72, Nashville, Tennessee 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 hands this 27th day of February, 1998.

John G. Williams

A. L. Williams, Jr.

By: John G. Williams, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN G. WILLIAMS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 1998.

Notary Public

My Commission Expires: 11/27/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN G. WILLIAMS** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **ATTORNEY-IN-FACT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of February, 1998.

Notary Public

My Commission Expires: 11/27/99

0101 03/03/98 03CHECK 471-50

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

RECEIVED OF _____

FOR _____

BOOK 10828 PG 969

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 471.50

03/09/98 01 12:51 0001 2912

0409663
IDENTIF. ↑ REFERENCE

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No. 1263313