Box 1

WARRANTY DEED

BOOK 11283 PAGE 559

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,000.00**

Richard D. Hobby Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH **DAY OF DECEMBER, 1998.**

NOTARY PUBLIC AT LARGE
Notary Public
MY COMMISSION EXPIRES: February 19
(AFFIX SEAL)

DAVIDSON CO. TENN.
My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Hobby Jr.	**GMAC Mortgage Corporation**	**176-5-113**
(NAME)	(NAME)	
4820 Hickory Way	**8360 Old York Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Elkins Park, PA 19117-1590**	
(CITY) (STATE) (ZIP)	(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, **Richard Brent Struense and wife Stephanie A. Struense**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard D. Hobby Jr., 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:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Hickory Woods, Section B, as of record in Book 6900, Page 512, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Richard Brent Struense and wife Stephanie A. Struense by deed of record in Book 10334, Page 18, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Stephanie A. Struense by Richard Brent Struense as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11283 Page 558, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4820 Hickory Way, Antioch, TN 37013**
(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.

0533105
IDENTIF. ↑ REFERENCE

99 JAN -5 PM 2:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 17th day of December, 1998.

Richard Brent Struense
Richard Brent Struense

Stephanie A. Struense
Stephanie A. Struense
by Richard Brent Struense att'y in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12/17/98 before me personally appeared Richard Brent Struense, the person who executed the foregoing instrument on behalf of Stephanie A. Struense, and acknowledged that Stephanie A. Struense executed the same as the free act and deed of the said Stephanie A. Struense through Power of Attorney granted Richard Brent Struense, by the said Stephanie A. Struense.

NOTARY PUBLIC AT LARGE — ANGELA M. LAKE — BEDFORD CO., TENN.

Notary Public

Commission Expires:

My Commission Expires 2-19-2002

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 Richard Brent Struense the 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.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 1998.

NOTARY PUBLIC AT LARGE — ANGELA M. LAKE — BEDFORD CO., TENN.

Notary Public

Commission expires:

My Commission Expires 2-19-2002

888 01/05 0101 03CHECK 462.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

8885 01/05 0101 03CHECK 0.00

RECEIVED OF _____

FOR _____

BOOK 11283 PAGE 561

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

MAMT
122000.00
MOR TX 451.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 462.40
CHECK 462.40

01/05/99 01 14:06 0001 8884

053101 IDENTIF. ↑ REFERENCE
99 JAN -5 PM 2:08
BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

VOID
MAMT
122000.00-
VOID
MOR TX 451.40-
CAMT
122000.00
CON TX 451.40
TOTAL 0.00
CHECK 0.00

01/05/99 01 14:07 0001 8885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408272