BOOK 11723 PAGE 995

RECORDERS MEMO: LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

25th DAY OF October , 1999

Notary Public

MY COMMISSION EXPIRES

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jimmy M. Hobby, Sr. and Carolyn A. Hobby, husband and wife
(NAME)

204 Archwood Drive
(STREET ADDRESS OR ROUTE NUMBER)

Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
Union Planters Bank, N. A.
(NAME)

P. O. Box 1785
(STREET ADDRESS)

Memphis, TN 38101-1785
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
43-11-77

99 NOV -1 AM 10:01

RECEIVED

06522260

FOR AND IN 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, **Estate of Billy B. McKinnon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy M. Hobby, Sr. and Carolyn A. Hobby, husband and wife**, 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. 61, on the plan of Archwood Acres, Section I, as shown on plat of record in Plat Book 2133, Page 120, in the Register's Office of Davidson County, Tennessee. Said Lot 61 fronts 171 feet on the easterly side of Archwood Drive and extends back 344.65 feet on the northerly line and 207.97 feet on the southerly line to a dead line, measuring 193.10 feet thereon.

Being the same property conveyed to Billy B. McKinnon and wife, Margaret E. McKinnon, by Deed of Record in Book 2495, Page 131, Register's Office for Davidson County, Tennessee. Margaret E. McKinnon predeceased Billy B. McKinnon, vesting sole ownership in Billy B. McKinnon, as surviving tenant by the entirety. The said Billy B. McKinnon, having since died and pursuant to the terms of his Last Will and Testament as recorded in the seventh Circuit Court for Davidson County, Tennessee, Probate Division No. 99P-1634, having appointed Joyce Ann Wingfield and Lisa Diane Tyler to serve as Co-Executrixes, and directing and empowering the said Co-Executrixes to sell said property.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )

This is improved (XX) property, known as 204 Archwood Drive, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 25th day of October, 1999.

Joyce Ann Wingfield, Co-Executrix

Lisa Dianne Tyler, Co-Executrix

RECEIVED 02 CHECK 251.1

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 Joyce Ann Wingfield, Co-Executor and Lisa Dianne Tyler, Co-Executor of Estate of Billy B. McKinnon on behalf of the corporation, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 25th day of October, 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of October, 1999.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Joyce Ann Wingfield, Co-Executrix and Lisa Dianne Tyler, Co-Executrix of Estate of Billy B. McKinnon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executrixes of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of October, 1999.

My Commission Expires:_____

_____
Notary Public

NOTARY PUBLIC AT LARGE SUMNER CO. TENN BRIAN

Prepared by &
Return to Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11723 PAGE 997

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

0652260

REFERENCE

99 NOV -1 AM 10:07

REGISTER
DAVIDSON CO. TN.

CAMT 64900.00
CON TX 240.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 251.13
CHECK 251.13

11/01/99 01 10:08 0001 5877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1533626

11-1-99

VOID

BOOK 11723 PAGE 998

BOOK 11723 PAGE 999

11-1-99

VOID

BOOK 11723 PAGE 998

BOOK 11723 PAGE 999