[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Due West Properties, LLC.	New Owners	
3925 Gallatin Road 2nd Floor		MAP: 94-02
Nashville Tennessee 37216		
		PARCEL: 139
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-11-9751]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Robert S. Hobbs, married, and James R. Hobbs, married, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Due West Properties, LLC, a Tennessee Limited Liability Company (The "Grantees"), its successors and assigns 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. 68 on the Plan of United Electric Railway Addition to East Nashville, as of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to, Robert S. Hobbs, married, and James R. Hobbs, married , by Warranty Deed, from Walter Cunningham and wife, Sylvia M. Cunningham of record in Book 6776, page 142, for said Register's Office for said County.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouses of the Grantors.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Book 161, page 8, for said Register's Office for said County.**

This is improved property known as 1806 Electric Avenue Nashville Tennessee 37206.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $45,000.00.
[
[
[Subscribed and sworn to before me this
[8th day of November, 1999.
[
[
[My Commission Expires: 1-25-2003

Affiant

Notary Public

99 NOV -9 AM 8:30

06557557

MAP REFERENCE

RECEIVED
DAVIDSON CO. TN.

DAVIDSON COUNTY TENN. DONALD LEE KNIFFEN NOTARY PUBLIC

555 11/09/1999 01 03CHECK 177.50

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

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors 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 set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of November, 1999.

Robert S. Hobbs

James R. Hobbs

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this **8th** day of **November,** 1999, before me personally appeared **Robert S. Hobbs, married and James R. Hobbs, married**, to me known to be the persons who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of November, 1999.

NOTARY PUBLIC

My Commission Expires: 1-25-2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11737 PAGE 190

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

0655757

REFERENCE

99 NOV -9 AM 10:30

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

11/09/99 01 10:31 0001 9555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1537272