Instr:20000211001403 7 Page: 1 OF 2
REC'D FOR REC 02/11/2000 11:34:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $425.50

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

x _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of February, 2000.

_____
Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John E. Hobby Jr.
1432 Bell Trace Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 162-16-0-E-049.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brad D. Warren and wife, Michelle Warren and Harold F. Warren and wife, Barbara Hutsell Warren** hereinafter referred to as Grantors, hereby transfer and convey to **John E. Hobby Jr., an unmarried man,** hereinafter referred to as 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. 18 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 9700, page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brad D. Warren, a married person and Harold F. Warren, a married person by Warranty Deed from MCR Development Corp., a Tennessee corporation of record in Book 10330, page 85 in the Register's Office for Davidson County, Tennessee. Barbara Hutsell Warren hereby joins in this to convey any marital interest she may have in the subject property. Michelle Warren hereby joins in to convey any marital interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Plat Book 9700, page 20; Restrictive covenants contained in an instrument of record in Book 9408, page 320 as amended in Book 9613, page 20 and in

Book 9892, page 927; By-Laws of record in Book 9408, page 334; All other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1432 Bell Trace Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 9th day of February, 2000.

Brad D. Warren

Michelle Warren

Harold F. Warren by Brad D. Warren, atty-in-fact

Barbara Hutsell Warren by Brad D. Warren, atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad D. Warren and wife, Michelle Warren with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of February, 2000.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

10/22/01
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Brad D. Warren, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Harold F. Warren and Barbara Hutsell Warren and who acknowledged that he executed the same as the free act and deed of the said Harold F. Warren and Barbara Hutsell Warren, by virtue of the Power of Attorney, duly executed by the said Harold F. Warren and Barbara Hutsell Warren.

Witness my hand and official seal this 9th day of February, 2000.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

My Commission Expires:

10/22/01