PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027

Instr:200004050034495 Page: 1 OF 2
REC'D FOR REC 04/05/2000 3:27:29PM
RECORD FEE: $11.18
M. TAX: $0.00 T. TAX: $428.28

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **March, 2000** between **ROGER D. CATES, a married man** , GRANTOR, and **JOHN A. HOBBS, a married man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 40 on the Plan of Meadowview Acres, Section III, as of record in Book 2083, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 87 feed on the southerly margin of Emery Drive and runs back between lines 275.3 feet on the easterly side line and 274.7 feet on the westerly side line to a rear line measuring 88.3 feet thereon.

BEING the same property conveyed to Roger D. Cates, by Quit Claim Deed, from Peggy S. Cates, of record in Book 6438, page 147, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 2083, page 85; Restrictive Covenants of record in Book 1729, page 237, and Book 2144, page 517, Register's Office, Davidson County, Tennessee.

Patsy J. Cates, spouse of Roger D. Cates, joins in conveyance, to convey any and all interests, marital or otherwise, that she may have in aforementioned referenced property, now or hereafter.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Roger D. Cates
ROGER D. CATES
Signature of Seller

Patsy J. Cates
PATSY J. CATES
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROGER D. CATES and his wife, Patsy J. Cates,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **March, 2000.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

JOHN A. HOBBS
2717 EMERY DRIVE
NASHVILLE, TN 37214

Property Address:

2717 EMERY DRIVE
NASHVILLE, TN 37214

Person Responsible for Taxes:

Same

Parcel #: 096-09-0, Parcel 069-00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$115,750.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **March, 2000.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

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