WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES: 4/28/04
(AFFIX SEAL)

Instr:200009010086668 Page: 1 OF 2
REC'D FOR REC 09/01/2000 10:04:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $388.13

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERI WIESMAN	SUNTRUST MORTGAGE, INC.	MAP 61-07
(NAME)	(NAME)	
1020 MAPLEWOOD LANE	901 SEMMES AVENUE	PARCEL 238.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	RICHMOND, VA 23224	
(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, JAMES R. HOBGOOD AND WIFE, BETTY J. HOBGOOD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERI WIESMAN

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:

Being part of Lot No. 61 on the plat of I. C. McMahan's Subdivision of part of the Maplewood Lands, as of record in Book 547, page 78, Register's Office for Davidson County, TN, described as follows:

BEGINNING at a point in the southerly margin of Maplewood Road, common corner of Lots Nos. 60 and 61; thence with the line between said two lots southerly 295.9 feet to a point; thence easterly 100 feet to a point, common rear corner of Lots Nos. 61 and 62; thence with the line between said two lots northerly 97.3 feet; thence westerly 50 feet; thence northerly 200 feet to a point in the southerly margin of Maplewood Road; thence with said margin westerly 50 feet to the point of beginning.

Being the same property conveyed to JAMES R. HOBGOOD AND WIFE, BETTY J. HOBGOOD by Deed of record in Book 4370, page 737, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

unimproved ( )
This is improved (X) property, known as 1020 MAPLEWOOD LANE, NASHVILLE, TN 37216
(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.

Witness our hand s this 31st day of August, 2000

James R. Hobgood
JAMES R. HOBGOOD

Betty J. Hobgood
BETTY J. HOBGOOD

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 JAMES R. HOBGOOD AND WIFE, BETTY J. HOBGOOD

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 31st day of August, 2000.

Commission expires 4/28/04

LARRY D. CRAY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public