Davidson County DEEDWARR
Recvd: 11/02/00 13:27 2pgs
Fees:11.00 Taxes:1369.00

20001102-0108908

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00

/Mark A. Hobbs
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK A. HOBBS AND WIFE, ELLEN L. HOBBS 219 Haverford Nashville, TN 37205	SUNTRUST BANK P.O. Box 305110/7th Floor Nashville, TN 37230-5110	129-4-51

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,

ANGELA G. PHILLIPS, FORMERLY KNOWN AS ANGELA GAI INNIS, AND HUSBAND, MARK A. PHILLIPS

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

MARK A. HOBBS AND WIFE, ELLEN L. HOBBS

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 the southeasterly part of Lot No. 5 on the Map of Bransford Realty Company's Subdivision of part of Lot No. 10 Westmeade Subdivision, as of record in Book 547, page 142, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Westmeade Drive, the common corner of Lots Nos. 4 and 5; thence with the line of said Drive, North 56 deg 25 min West 100 feet to a point; thence southwesterly 365 feet, more or less, to a point in the northeasterly margin of Haverford Avenue; thence with the margin of said Avenue, South 42 deg 15 min West, 103 feet, more or less to the corner of Lots Nos. 4 and 5, thence with the line between said lots northeasterly 390 feet 8 inches, more or less, to the point of beginning.

Being the same property conveyed to Angela Gai Innis by deed from David Eugene Innis, dated April 7, 1994, filed for record in Book 9328, Page 439, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 219 HAVERFORD, NASHVILLE, TN 37205
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 this 31ST day of OCTOBER, 2000

Angela G. Phillips, formerly known as Angela Gai Innis by
ANGELA G. PHILLIPS, FORMERLY KNOWN AS ANGELA GAI INNIS, BY: MARY ELLA CUMMINGS, ATTORNEY IN FACT Mary Ella Cummings, Attorney in Fact

Mark A. Phillips by Mary Ella Cummings, Attorney in Fact
MARK A. PHILLIPS, BY: MARY ELLA CUMMINGS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainors 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 Nashville, Tennessee, this day of June , 2000.

Commission Expires:_____ _____
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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31ST day of OCTOBER, 2000, before me personally appeared MARY ELLA CUMMINGS to me known to be the person who executed the foregoing instrument in behalf of ANGELA G. PHILLIPS, FORMERLY KNOWN AS ANGELA GAI INNIS, AND HUSBAND, MARK A. PHILLIPS as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said ANGELA G. PHILLIPS, FORMERLY KNOWN AS ANGELA GAI INNIS, AND HUSBAND, MARK A. PHILLIPS.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of OCTOBER, 2000.

My commission expires: 9/20/2002 _____
Notary Public

ALAN L. SATTERFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY