PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/10/01 13:00 2pgs
Fees:11.00 Taxes:810.30
20010410-0035276

W & I Ref: (sk) Title No: 42292
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David T. Hobbs, Jr. Kendra J. Hobbs 7029 Still Spring Hollow Road Nashville, TN 37221	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256

TAX MAP-PARCEL NUMBERS: 128-16-A-8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 219,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kerry L. Pentecost, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David T. Hobbs, Jr. and spouse, Kendra J. Hobbs,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of First Revision, Section I, Phase I, Still Spring Hollow of record in Book 7900, page 135, Register's Office for said County.

SAID Lot No. 17 fronts 75.36 feet on the westerly margin of Still Spring Hollow Drive and extends back 116.53 feet on the northerly line and 122.62 feet on the southerly line to a broken line in the rear measuring 53.10 feet thereon.

BEING the same property conveyed to Kerry L. Pentecost, unmarried by deed from Continental Development and Construction, Inc. of record in Book 10132, page 559, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 135, said Register's Office, which Plan shows a 20 foot minimum building setback line from Spring Hollow Drive, together with additional setback designations and 30 foot easement for drainage purposes along the rear line(s), and 10 foot easement for Nashville Electric Service purposes along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7963, page 400, Book 8179, page 464, Book 8294, page 40, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7029 Still Spring Hollow Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of April, 2001.

Kerry L. Pentecost

State of Tennessee
County of Davidson

On this 6th day of April, 2001, before me the undersigned authority, personally appeared **Kerry L. Pentecost**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 219,000.00

Affiant

Sworn and subscribed before me on the 6th day of April, 2001.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003