WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,900.00

Ronald W. Hobbs Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2002

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/05/02 16:05 2pgs
Fees:13.00 Taxes:358.53
20020305-0027665

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Co., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Hobbs Jr. (NAME)	1st Trust Bank for Savings (NAME)	53-13-97
617 Brentmeadow Circle (ADDRESS)	P. O. Box 17257 (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38187-0257 (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, Pauline Gray Sandoval and husband, Fred M. Sandoval

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald W. Hobbs Jr. and wife, Stacie P. 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 Lot No. 30-A, on the Plan of Kimbolton, Phase I, as shown on plat of record in Plat Book 6900, page 963, in the Register's Office for Davidson County, Tennesse, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Pauline S. Gray by deed from Barbara Spencer Warden of record in Book 10964, page 667, Register's Office, Davidson County, Tennessee.

Pauline S. Gray having since married and is now known as Pauline Gray Sandoval.

Fred M. Sandoval herein joins to convey any and all right and interest he may have; especially his marital rights.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 655, Book 7464, page 969, Book 7470, page 126, Book 7577 page 553 Book 6900, page 963, said Register's Office.

unimproved ( )
This is improved (X) property, known as 617 Brentmeadow Circle, Madison, Tennessee 37115
(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 my hand this 28th day of February 2002

Pauline Gray Sandoval
Pauline Gray Sandoval

Fred M Sandoval
Fred M. Sandoval

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 Pauline Gray Sandoval and husband, Fred M. Sandoval

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of February, 2002.

Commission expires 11/27/04

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