Davidson County DEEDWARR
Recvd: 04/08/02 14:59 2pgs
Fees:13.00 Taxes:246.05
20020408-0042823

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED

Address new owner as:
Steven G. Hobock
704 Florence circle
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
Map 52-6
Par 54

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William H. Good and wife, Sandy C. Good, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to Steven G. Hobock, (the "Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 2, on the Plan of Madison Heights Subdivision, Section 1, of record in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference I made for a more complete description.

Being the same property conveyed to William H, Good and wife, Sandy C. Good, by deed from F. Spiller Campbell, Jr., a widower, of record in Instrument Number 20010926-0104256, Register's Office for Davidson County, Tennessee.

This is improved property known as 704 Florence circle, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And we, the Grantors, do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2002.

And we, the Grantors, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

No survey was furnished for preparation of this instrument. This description is the same used in the previous deed of record.

WITNESS our hands this 18TH day of March 2002.

William H. Good
WILLIAM H. GOOD

Sandy C. Good
SANDY C. GOOD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Good and wife, Sandy C. Good, the within named 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, at office, this 18th day of March, 2002.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $66,500.00.

Steven G. Holcomb
AFFIANT

Subscribed and sworn to before me, this 18th day of March 2002.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003