Prepared by:
David C. Risner, Attorney
1114 17th Avenue South, Suite 202
Nashville, TN 37212

Return to:
Hallmark Title Company
1000 Northchase Drive, Suite 100
Goodlettsville, TN 37072

Map 81-7 Parcel 439

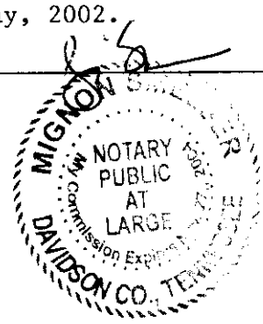
Send Tax Bills To:
Herbert Hobson, Jr.
734 Willow Trace Drive
Whites Creek, TN 37189

STATE OF TENNESSEE COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 13th day of May, 2002.

Notary Public



QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 8th day of February, 2002 (year),

by first party, Grantor Theresa Ann Hobson Boggs

whose post office address is 1901 1/2 11th Ave. N.

to second party, Grantee, Herbert Hobson Jr.

whose post office address is 1901 1/2 11th Ave. N.
Nashville, TN 37208

Davidson County DEEDQC
Recvd: 05/21/02 11:02 2pgs
Fees:12.00 Taxes:0.00
20020521-0061817

WITNESSETH, That the said party, for good consideration and for the sum of

Ten Dollar ($ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit:

Being the northerly 40 feet of Lot No. 39 on the Map of WILLIAMS AND VALENTINO'S SUBDIVISION OF LOTS NO. 3 and 4, THOMAS WOODARD PLAN, of record in Book 2, page 33, Chancery Court at Nashville, Tennessee.

Said part of lot No. 39 fronts 40 feet on the westerly side of 11th Avenue North, formerly Woodard Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to HERBERT H. HOBSON AND WIFE, MACY HOBSON, by warranty deed from Arlo H. Hedgecoth and wife, Viola turner Hedgecoth, of record in Book 3764, page 569, Register's Office for Davidson County, Tennessee. The said Herbert H. Hobson having since died on January 14, 1983 leaving Macy Hobson as the surviving tenant by the entirety. Macy Hobson having since died intestate on December 6, 1999. Title vested in Herbert H. Hobson, Jr., Beverly Jean Hobson Patterson, James Alvin Hobson and Theresa Ann Hobson Boggs, heirs at law of Macy Hobson, deceased. See Affidavit of Heirship of record by Instrument No. 200202060016517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is the same description as in the previous deed.

This is improved property commonly known as **1901 1/2 11th Avenue North Nashville, Tennessee 37208.**

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

_____	Theresa Ann Hobson Boggs
Signature of Witness	Signature of First Party
_____	Theresa Ann Hobson Boggs
Print name of Witness	Print name of First Party
_____	_____
Signature of Witness	Signature of First Party
_____	_____
Print name of Witness	Print name of First Party

State of Tennessee
County of Davidson
On Feb 11, 2002 before me,
appeared Theresa Ann Hobson Boggs
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

My Commission expires: 7/24/2004

Affiant ___ Known ___ Produced ID
Type of ID _____

(Seal)

Signature of Preparer
Herbert H. Hobson Jr.
Print name of Preparer