WARRANTY DEED



Davidson County DEEDWARR
Recvd: 05/21/02 11:02 2pgs
Fees:13.00 Taxes:74.00

20020521-0061818

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

John S. Medley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 2002

Notary Public

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

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
John S. Medley (NAME)	New Owner (NAME)	81-7 439
4230 Westcap Road (ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(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, Herbert H. Hobson, Jr.

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

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:

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 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 to subject property 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. Beverly Jean Hobson Patterson conveyed her interest in subject property to Herbert Hobson, Jr. by Quitclaim Deed of record by Instrument No. 20020521-0061815, Register's Office for Davidson County, Tennessee. James Alvin Hobson conveyed his interest in subject property to Herbert Hobson, Jr. by Quitclaim Deed of record by Instrument No. 20020521-0061816, Register's Office for Davidson County, Tennessee. Theresa Ann Hobson Boggs conveyed her interest in subject property to Herbert Hobson, Jr. by Quitclaim Deed of record by Instrument No. 20020521-0061817, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1901-1/2 11th Avenue, North, Nashville, Tennessee 37208
(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 13th day of May 2002

Herbert H. Hobson, Jr.

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 Herbert H. Hobson, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of May, 2002.

Commission expires 11/29/04

MIGNON SWELLER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 29, 2004

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

LEGAL DESCRIPTION CONTINUATION

Herbert H. Hobson, Jr. and Herbert Hobson, Jr. are one and the same person.