ADDRESS NEW OWNER and
SEND TAX BILLS:
GLEN HOBSON
1913 12th Avenue North
Nashville, TN 37208

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
81 - 7 - 339

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ALEXANDER HOBSON, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to GLEN HOBSON, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 96 in the Subdivision of Lots Nos. 5 and 6, of the Woodard Property, in Plan of which is of record in Book 161, page 174, of the Register's Office for said County.

Said Lot No. 96 fronts 50 feet on the westerly side of Twelfth Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Alexander Hobson by Divorce Decree in Book 5209, Page 322, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat.

This is improved property known as 1913 12th Avenue North, Nashville, Tennessee.

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

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 08/13/02 07:42 2pgs
Fees:13.00 Taxes:74.00

20020813-0097467

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0969

Executed on this 23rd day of July, 2002.

X Alexander Hobson
ALEXANDER HOBSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said county, ALEXANDER HOBSON, the within named 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 at office this 23rd day of July, 2002.

Shirley Johnson
NOTARY PUBLIC

My Commission Expires:

7-30-05

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $20,000.00.

X [illegible]
AFFIANT

Subscribed to and sworn before me, this the 23rd day of July, 2002.

Shirley Johnson
NOTARY PUBLIC

My Commission Expires:

7-30-05

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