WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/02 14:17 2pgs
Fees:13.00 Taxes:210.90

20020821-0101347

LARRY D. CH... NOTARY PUBLIC AT LARGE CHEATHAM COUNTY
My Commission Expires APRIL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES 4-28-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert H. Hobson Jr.	SAME	MAP 81-07 PARCEL 439
(NAME) 734 Willow Trace Drive	(NAME)	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(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, John S. Medley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert H. Hobson Jr., 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 Lot Nos. 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 John S. Medley by deed of record in Instrument No. 20020521-0061818, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

LORENE S. MEDLEY joins in this conveyance for the purpose of conveying any right, title, and interest which she may have, marital or otherwise, in and to subject property.

This is improved property, known as 1901 1/2 11th Avenue North, Nashville, TN 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 19th day of August, 2002.

John S. Medley

Lorene S. Medley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, John S. Medley* the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

*AND Lorene S. Medley

Witness my hand and official seal this: 8/19/2002.

Commission expires:

Notary Public

