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Realty 42A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

NANCY E. SWYSTUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

01-0303-24344 My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $298,500.00

James R. Hobbs
Affiant

Subscribed and sworn to before me, this 28th day of April, 2003.

Nancy E. Swystun
Notary Public
My commission expires: 1/27/07

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James R. Hobbs 5017 Hammersmith Court Nashville TN 37211	New Owner	172-14-0-B 050.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Brunette and wife, Stephanie S. Brunette, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James R. Hobbs and wife, Juanita E. Hobbs, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, of record in Instrument 20010313002410 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael Brunette and wife, Stephanie S. Brunette by deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, of record in Instrument 20001017-0103012, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5017 Hammersmith Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/06/03 15:07 2pgs
Fees:13.00 Taxes:1108.15
20030506-0060439

WITNESS my hand this 28th day of April, 2003.

Michael Brunette by Danny Rives
Michael Brunette

Stephanie S. Brunette by Danny Rives
Stephanie S. Brunette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Rivers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Michael Brunette and Stephanie S. Brunette and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, TN, this 28th day of April, 2003.



Nancy E Swystun
Notary Public

My commission expires: 1/27/07