PREPARED BY (AND RETURN TO):

Dav. Co. FIle Box 14-A
jtc file no. 16160-4

WILKINS & IVEY
Attorneys At Law

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5200 Maryland Way
Brentwood, Tennessee 37027
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E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 05/21/03 08:39 2pgs
Fees:13.00 Taxes:1171.98
20030521-0068969

W & I Ref: (GJ) Title No: 44550

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James E. Hobbs Amy G. Hobbs 4503 Yancey Drive Nashville, Tennessee 37215	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041

TAX MAP-PARCEL NUMBERS: 130-16-44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$316,750.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Alison Rinner, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Hobbs and spouse, Amy G. Hobbs** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Yancey Subdivision of record in Book 2330, page 18, Register's Office for said County.

Said Lot No. 1 fronts 247.6 feet on the westerly margin of Yancey Drive and extends back 191.0 feet on the northerly line and 159.7 feet on the southerly line to a broken line in the rear, measuring 292.0 feet thereon

Being the same property conveyed to Robert A. Rinner and wife. Alison Rinner by deed from Dorothy W. Smith Kreuser and husband, Richard Kreuser of record in Book 10108, page 660, said Register's Office. The said Robert A. Rinner and Alsion Rinner have since divorced. By Quitclaim Deed of record in Doc. No. 200109100098081, Register's Office for Davidson County, Tennessee. Robert A. Rinner has conveyed all of his interest in subject property to Alison Rinner.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330, Page 18, said Register's Office, which Plan shows a 75 foot minimum building setback line from Yancey Drive, and 10 foot easement for public utility purposes along the broken rear line(s).

This is improved property, known as: 4503 Yancey Drive, Nashville, Tennessee 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 2003 .

Alison Rinner

State of TENNESSEE
County of WILLIAMSON

On this 14th day of May, 2003 , before me the undersigned authority, personally appeared **Alison Rinner** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $316,750.00

Affiant

Sworn and subscribed before me this 14th day of May, 2003

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05