Davidson County DEEDWARR
Recvd: 06/18/03 09:01 2pgs
Fees:13.00 Taxes:92.50

20030618-0083808

ADDRESS NEW OWNER
SEND TAX BILLS:
DON HOBSON
1205 Graybar Lane
Nashville TN 37215

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

MAP PARCEL NUMBER:
82 - 15 - 23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND DOLLARS ($25,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHN M. DORTCH and JAMIE W. WILKINSON, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to DON HOBSON, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, being a part of Lot No. 16 on the Plan of John Shelby's First Addition to Edgefield, in 1925 called East Nashville, a plan of which is of record in Book 12, Page 524, Register's Office for Davidson County, Tennessee.

According to the previous deed issued in 1925, said part of Lot No. 16 fronts 50 feet on the northerly side of Main Street and extends back between parallel lines, along the easterly line of Cottonwood Street (now North 2nd Street) 150 feet to a 10-foot alley.

Being the same property conveyed to John M. Dortch (a one-half interest) by deed of record in Instrument No. 20030513-0064491, Register's Office for Davidson County, Tennessee, and to Jamie W. Wilkinson (a one-half interest) by Last Will and Testament in Will Book 97, Page 144, Probate Court Clerk's Office, Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 102 N. 2nd Street, Nashville, Tennessee 37213.

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.

GRANTORS covenant with GRANTEE that they are 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.

GRANTORS further covenant and bind themselves, their 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.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 11 day of June, 2003.

JOHN M. DORTCH

JAMIE W. WILKINSON

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said county, JOHN M. DORTCH and JAMIE W. WILKINSON, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of June, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $25,000.00.

AFFIANT

Subscribed to and sworn before me, this the 11 day of June, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

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