THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21194**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $169,900.00. Sarah Vollmer Hobbs Affiant Subscribed and sworn to before me, this 30th day of JUNE, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Sarah Vollmer Hobbs 4207 Idaho Avenue Nashville, TN 37209	NEW OWNER	MAP 103-4 PAR 77.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JUDY C. HUGHES, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SARAH VOLLMER HOBBS, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4207 Idaho Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of JUNE, 2003.

Judy C. Hughes by: Christie Wilson attorney in fact
JUDY C. HUGHES, BY: CHRISTIE WILSON, ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO, as Instrument # 20030703-0092376

Davidson County DEEDWARR
Recvd: 07/03/03 11:09 2pgs
Fees:13.00 Taxes:628.63
20030703-0092377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTIE WILSON, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said JUDY C. HUGHES and is authorized by the said JUDY C. HUGHES to execute this instrument on HER behalf.

Witness my hand, at Office this 30th day of JUNE, 2003.

My commission expires:
_____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 29, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 108 of Block 6 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Judy C. Hughes, unmarried by deed dated February 15, 1999 from Jennifer Leigh Scruggs, unmarried of record in Book 11342, page 489, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, page 103, said Register's Office.