THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
AmSouth
2050 Parkway Office Circle
Birmingham, AL 35244

MAP PARCEL NUMBERS
49-16A-32.00 CO

Davidson County DEEDWARR
Recvd: 07/29/03 15:49 2pgs
Fees:13.00 Taxes:277.50
20030729-0106732

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of June, **2003**, by and between **HERBERT H. HOBSON JR. and SYBIL D. HOBSON, husband and wife**, party of the first part, and **JAMES A. CRUMLIN JR.**, party of the second part,

WITNESSETH: That for and in consideration of **$75,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Whites Creek County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Willow Trace Subdivision, Phase Two, of record in Book 7900, page 46, as amended in Book 8179, page 461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

'THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 777, Page 162; Book 777, Page 180; Book 7843, Page 791 and Book 8023, Page 692; any and all matters in the plat of record in Plat Book 7900, Page 46, amended in Book 8179, Page 461; Sewer Easement of record in Book 7593, Page 519 and Book 7593, Page 560; Charter of Willow Trace HOA of record in Book 7762, Page 74; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

Being the same property conveyed to Herbert H. Hobson, Jr. and wife, Sybil D. Hobson by deed from P & C Building & Development Corporation, a Tennessee corporation of record in Book 8331, page 755, dated 4-12-91, recorded 4-17-91, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

HERBERT H. HOBSON JR.

SYBIL D. HOBSON

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **HERBERT H. HOBSON JR. and SYBIL D. HOBSON, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13th day of June, 2003.

My commission expires _____

_____
Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$75,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 13th day of June, **2003**.

_____

PROPERTY ADDRESS:
734 Willow Trace Dr.
Whites Creek, TN 37189

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006