Davidson County DEEDWARR
Recvd: 08/16/03 08:08 2pgs
Fees:13.00 Taxes:131.35
20030816-0118591

THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO WARRANTIES, EITHER IMPLIED OR EXPRESSED ARE MADE HEREIN.

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $35,500.00.

Trey Lewis
Affiant

Sworn to and subscribed before me on this the 1st day of August, 2003.

Mary V. Brooks
NOTARY PUBLIC
My Commission Expires: 06/14/05

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Trey Lewis	Owner	081-12-0 002.00
127 Bay Drive		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **ALBERT HOBSON, married**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **TREY LEWIS, married**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot 309 on the Map of McGavock, Westmore and Others First Addition to Nashville called Town of McGavock, as of record in Plat Book 21, Page 23, Registers' Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to ALBERT HOBSON by Special Warranty Deed from First Tennessee Bank, NA and recorded in Book 9256, Page 852, said Registers' Office.

PROPERTY SOLD "AS IS." PROPERTY IS INVESTMENT PURPOSES AND NEVER USED AS MARITAL HOME BY THE SELLER.

This is improved property known as 1702 Arthur Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are

lawfully seized 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, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the 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.

WITNESS (my/our) hand(s) this the 1st day of August, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Albert Hobson

ALBERT HOBSON

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ALBERT HOBSON, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 1st day of August, 2003.

Mary V. Brooks

NOTARY PUBLIC

My Commission Expires: 06/14/05

