# WARRANTY DEED

Mail to:
Escrow Services of Tennessee LLC
Ten Cadillac Drive Suite #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Amanda Ulmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2003

Lindsay M. Lopez
Notary Public

MY COMMISSION EXPIRES: 1/29/2006
(AFFIX SEAL)

LINDSAY M. LOPEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW + TITLE COMPANY
750 OLD HICKORY BLVD. | STE. 165
BRENTWOOD, TN. 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| David S Hobson (NAME) | Churchill Mortgage Corporation (NAME) | 160/6/3.00 |
| 734 Baxter Lane (ADDRESS) | 761 Old Hickory Blvd. Suite 400 (ADDRESS) | |
| Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP) | Brentwood TN 37027 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary O. Boyd as trustee of the Robert Dorman Balch, Jr. Revocable Trust and Robert Dorman Balch, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David S. Hobson and Rebecca Hobson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Williamson~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 6th, formerly 8th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded Map of the Baxter 110 acre tract, described according to a survey made by Earle Drake, County Surveyor, January 10, 1918, as follows:

Beginning in the center of the county road at a point South 85 degrees East 577 feet from the center of Franklin Turnpike, being S.E. Binkley's southeast corner; thence with the center of said road, South 85 degrees East 445.6 feet; thence North 5 degrees East 488.8 feet; thence North 85 degrees West 445.6 feet to Brinkley's northeast corner; thence South 5 degrees West 488.88 feet to the beginning, containing five acres, more or less.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 734 Baxter Lane, Brentwood, TN 37027 (160/6/3.00).

BEING THE SAME PROPERTY conveyed to Mary O. Boyd as trustee of the Robert Dorman Balch, Jr. Revocable Trust by deed dated 2/26/03 of record in ~~Book~~ INSTRUMENT NO. 20030228, ~~page~~ 0026904, in the aforesaid Register's Office.

unimproved ( )
This is improved ( X ) property, known as 734 Baxter Lane, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 our hand S this 13th day of August, 2003

Mary O. Boyd
Mary O. Boyd, trustee

Robert Dorman Balch, Jr.
Robert Dorman Balch, Jr.

Davidson County DEEDWARR
Recvd: 08/16/03 13:31 2pgs
Fees:13.00 Taxes:962.00

20030816-0119004

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary O. Boyd as trustee of the Robert Dorman Balch, Jr. Revocable Trust and Robert Dorman Balch, Jr.

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13 day of August, 2003.

Commission expires 5-30-04

Regina E. Johnson
Notary Public

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN. My Commission Expires MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public