RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42771

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/04 13:24 2pgs
Fees:13.00 Taxes:429.20

20040302-0023558

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan M. Boyd	Franklin American Mortgage Company	75-4-114
633 Atlanta Drive	501 Corporate Centre Drive, Suite 400	
Hermitage, TN, 37076	Franklin, TN 37067	

FOR AND IN 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, I/WE,

Heirs at Law of Bobbie P. Hobby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan M. Boyd, unmarried

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

BEING Lot No. 383, Section 6, on the Plan of Tulip Grove Subdivision of record in Book 4460, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charlie C. Hobby et ux Bobbie P. Hobby by Warranty Deed from Johnson Homes, Inc., dated September 19, 1972 and of record in Book 4639, Page 111, Register's Office for Davidson County, Tennessee. Then conveyed to Bobbie P. Hobby by Quitclaim Deed from Charlie C. Hobby, dated February 8, 1993 and of record in Book 8882, Page 444, said Register's Office. The said Bobbie P. Hobby has since died. The undersigned are all of the Heirs at Law of Bobbie P. Hobby.

Unimproved ( )
This is improved (X) property known as 633 Atlanta Drive, Hermitage, TN 37076

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 my/our hand(s) this 26th day of February, 2004

Heirs at Law of Bobbie P. Hobby

BY: Edwin Lewis Pitt
Edwin Lewis Pitt

BY: Belinda Pitt Haddock
Belinda Pitt Haddock

BY: Edward Leroy Pitt
Edward Leroy Pitt

BY: Edmond Lee Pitt
Edmond Lee Pitt

BY: Everette Lynn Pitt
Everette Lynn Pitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Heirs at Law of Bobbie P. Hobby, the bargainor(s), Edwin Lewis Pitt, Belinda Pitt Haddock, Edward Leroy Pitt, Edmond Lee Pitt, and Everette Lynn Pitt with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 2004

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.