STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Richard D. Hobson
Affiant

Sworn to and Subscribed before me, on this the 14nd day of April, 2004.

Beverly Walsh-Gobbell
NOTARY PUBLIC
My Commission Expires: 2-17-08

BEVERLY WALSH-GOBBELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Davidson County DEEDWARR
Recvd: 04/15/04 11:20 2pgs
Fees:13.00 Taxes:555.00
20040415-0042462

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Richard D. Hobson	921 Robertson Academy Rd	Map 082-15
921 Robertson Academy Rd	Nashville, TN 37220	Parcel 08.00
Nathnills, TN 37220		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROWENA CHANDLER**, a single individual, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **BARBARA A. HOBSON and RICHARD D. HOBSON**, each a one-half undivided interest as Tenants in Common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being parts of Lot Nos. 64 and 65 on the Map of Dr. John Shelby's First Addition to Edgefield, as of record in Book 12, pages 524 and 525, Register's Office for Davidson County, Tennessee, described according to a survey by Barge, Waggoner & Sumner, dated June 24, 1963 as follows:

Beginning at a point in the easterly margin of North Second Street, as widened, said point being 140 feet South of the southeast corner of North Second Street, as extended, and Howerton Street;

Thence, North along the easterly margin of North Second Street, North 24 deg. 38' West 126.53 feet to the beginning of a curve;

Thence, around said curve a distance of 21.17 feet to a point in the southerly margin of Howerton Street;

Thence, North 65 deg. 14' East along the southerly margin of Howerton Street 46.53 feet to a point; Thence South 24 deg. 38' East 140.00 feet to a point; Thence South 65 deg. 14' West 60.00 feet to the point of beginning.

Being the same property conveyed to Rowena Chandler on March 6, 1987, by deed of record in Book 7159, page 591, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for the following:

A. 2004 Davidson County property taxes will be prorated at closing and will be paid in full by the Grantees when due.
B. Subject to Nashville Gas easement as recorded in Book 5511, Page 298, Register of Deeds for Davidson County, Tennessee.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of April, 2004.

Rowena Chandler
ROWENA CHANDLER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **ROWENA CHANDLER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained .

Witness my hand and seal at Franklin, Tennessee, this the 14th day of April, 2004.

Beverly Walsh-Gobbell
NOTARY PUBLIC

My Commission Expires on: 2-17-08

BEVERLY WALSH-GOBBELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN