File No. 40357

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Geraldine P Booker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires June 24, 2007

Davidson County DEEDWARR
Recvd: 06/04/04 08:42 2pgs
Fees:13.00 Taxes:425.13

20040604-0065793

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geraldine P. Booker	Cimarron Mortgage Company dba The Mortgage Warehouse	50-15-215.00
(NAME)	(NAME)	
3409 Hunley Drive	P. O. Box 12830	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Jackson, MS 39236-2830	
(CITY) (STATE) (ZIP)	(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, Dorothy Louise Thoni Hobgood,, (formerly known as Dorothy Louise Kemp) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geraldine P. Booker, a single person, 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:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Sky View Subdivision, as of record in Book 2331, Pages 54 and 55, Register's Office for said County.

Said Lot No. 47 fronts 127.5 feet on the westerly side of Hunley Drive, and extends back 247.1 feet on the northerly line and 323.5 feet on the southerly line to a dead line, measuring 207.8 feet thereon.

Being the same property conveyed to Billy Douglas Kemp and wife, Dorothy Louise Kemp by deed from Raymond D. Trammel and wife, Tawanda Trammel, dated June 15, 1959, of record in Book 2921, page 165, Register's Office, Davidson County, Tennessee and further conveyed to Dorothy Louise Kemp(now known as Dorothy Louise Thoni Hobgood) by Quitclaim Deed of record in Book 4642, Page 686, said Register's Office.

Dorothy Louise Kemp and Dorothy Louise Thoni Hobgood.

Subject to an easement of record in Book 2331, Page's 54 and 55, said Register's Office.

Subject to restrictions of record in Book 2444, page 576, and in Book 1788, Page 516, said Register's Office.

Luanne Melody Birdwell executed this instrument on behalf of Dorothy Louise Thoni Hobgood pursuant to a Power of Attorney of record in Book ✳, page _____, Register's Office, Davidson County, Tennessee.

✳20040604-0065792

unimproved ☐

This is improved ☒ property, known as 3409 Hunley Drive, Nashville, TN 37207

(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 my hand this 20th day of May, 2004.

Dorothy Louise Thoni Hobgood
Dorothy Louise Thoni Hobgood

By: Luanne Melody Birdwell
Luanne Melody Birdwell, Attorney in Fact

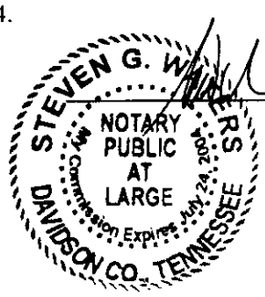
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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luanne Melody Birdwell with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Dorothy Louise Thoni Hobgood as her Attorney in Fact as the free act and deed of the within named Dorothy Louise Thoni Hobgood.

Witness my hand and official seal this 20th day of May, 2004.

Commission expires:



Notary Public