Davidson County DEEDWARR
Recvd: 07/09/04 08:11 2pgs
Fees:13.00 Taxes:884.30

20040709-0081614

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Carol A Clawson
Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2004.

Pamela Jo Yates
Notary Public

MY COMMISSION EXPIRES: 3-22-08

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

(AFFIX SEAL)

P-WP-04-7029

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Crozier	NEW OWNER (NAME)	
7029 Still Spring Hollow (ADDRESS)	(ADDRESS)	128-16-0-A-9.00
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID T. HOBBS AND SPOUSE, KENDRA J. HOBBS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD E. CROZIER AND *LETOIA JENKINS CROZIER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *wife

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of First Revision, Section I, Phase I, Still Spring Hollow of record in Book 7900, page 135, Register's Office for said County.
SAID Lot No. 17 fronts 75.36 feet on the westerly margin of Still Spring Hollow Drive and extends back 116.53 feet on the northerly line and 122.62 feet on the southerly line to a broken line in the rear measuring 53.10 feet thereon.

Being the same property conveyed to David T. Hobbs and spouse, Kendra J. Hobbs by Warranty Deed from Kerry L. Pentecost, unmarried, dated April 6, 2001 of record in Instrument No. 20010410-0035276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
The Plan, with Owner's Certificate, of record in Plat Book 7900, page 135, said Register's Office, which Plan shows a 20 foot minimum building setback line from Spring Hollow Drive, together with additional setback designations and 30 foot easement for drainage purposes along the rear line(s), and 10 foot easement for Nashville Electric Service purposes along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7963, page 400, Book 8179, page 464, Book 8294, page 40, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7029 Still Spring Hollow, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of June, 2004.

David T. Hobbs

Kendra J. Hobbs

STATE OF Tennessee

COUNTY OF Davidson

I, Pamela Jo Yates, a Notary Public of the County and State first above written, do hereby certify that David T. Hobbs and spouse, Kendra J. Hobbs personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of June, 2004.

Pamela Jo Yates
Notary Public

My Commission Expires: 3-22-08

(SEAL)

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067