Davidson County DEEDWARR
Recvd: 07/16/04 15:22 2pgs
Fees:13.00 Taxes:652.96

20040716-0085454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $176,475.00.

Subscribed and sworn to before me, this 14th day of July, 2004.

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 8/10/2005

My Commission Expires: _____

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICES
1418 WEST MAIN STREET
SUITE B
LEBANON, TN 37087

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: STEPHEN HOBBS		NAME: STEPHEN HOBBS	
STREET ADDRESS: 6937 SOMERSET FARMS CIRCLE		STREET ADDRESS: 6937 SOMERSET FARMS CIRCLE	
CITY: NASHVILLE	STATE: TENNESSEE	CITY: NASHVILLE	STATE: TENNESSEE
ZIP CODE: 37221		ZIP CODE: 37221	
MAP & PARCEL NO.: 141-07-0-B 044.00 CO			

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, BRENDA S. TALLEY

HEREINAFTER CALLED GRANTOR HAS, BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO STEPHEN HOBBS

HEREINAFTER CALLED GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, Being Lot No. 207, on Plan of First Revision of Somerset Farms, Section Three, a planned Unit Development, of record in Plat Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Brenda S. Talley, unmarried by Warranty Deed from Robert M. Larson and wife, Patricia A. Larson, dated 06/20/2000, recorded 06/22/2000, as Document No. 200006220062111, in the Register's Office of Davidson County, Tennessee Records.

THIS IS IMPROVED PROPERTY KNOWN AS 6937 SOMERSET FARMS CIRCLE, NASHVILLE, TN 37221

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, FOREVER; AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED,

UNLESS OTHERWISE HEREIN SET OUT; 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, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER..

WITNESS MY HAND THIS 14TH DAY OF JULY, 2004.

Brenda S. Talley

BRENDA S. TALLEY

State of TENNESSEE
County of DAVIDSON } ss

On this the 14th day of July, 2004, before me, the undersigned Notary Public, personally appeared **Brenda S. Talley**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 08/10/2005

WARRANTY DEED