Davidson County DEEDWARR
Recvd: 05/02/05 14:02 2 pg
Fees:13.00 Taxes:524.65

20050602-0062573

Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

ET-05-5659

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,800.00

Affiant

Subscribed and Sworn to before me, this 31st DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-17-07

(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika B. Scheer	ABN AMRO Mortgage Group Inc.	
(NAME)	(NAME)	
322 East Thompson Lane	2600 W. Big Beaver Road	119-04-112.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT W. HOBSON, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERIKA B. SCHEER, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 126 on the Map of Glencliff Estates, Section Three, of record in Book 1424, page 1, Register's Office of Davidson County, Tennessee.

Said Lot No. 126 fronts 100 feet on the southerly side of Thompson Lane and runs back between parallel lines 270 feet to a dead line.

Subject to any and all restrictions and easements of record, if any.

Being the same property conveyed to Robert W. Hobson by Quitclaim Deed from Don Hobson and wife, Barbara Hobson, executed on December 10, 2002, of record at Instrument No. 20031211-0178127, Register's Office of Davidson County, Tennessee; and being the same property previously conveyed to Don Hobson and wife, Barbara Hobson by Quitclaim Deed from Robert W. Hobson, executed on July 27, 2001, of record at Instrument No. 20010731-0081100, Register's Office of Davidson County, Tennessee; and also being the same property previously conveyed to Robert W. Hobson by Warranty Deed from Robert H. Steber and William N. Steber, executed on September 10, 1999, of record in Book 11669, page 293, Register's Office of Davidson County, Tennessee.

*

unimproved ( )
This is improved (X) property, known as 322 East Thompson Lane, Nashville, Tennessee 37211
(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/our hand(s) this 31st day of May, 2005.

Robert W. Hobson

Janet Hobson

*Janet Hobson joins in this conveyance to convey any and all rights she may have in this property.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Hobson and Janet Hobson, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of May, 2005.

My Commission Expires: 6-14-09

Notary Public

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW