WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Ronald W. Fuller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

Davidson County DEEDWARR
Recvd: 06/14/05 11:48 2 pgs
Fees:13.00 Taxes:543.90

20050614-0067859

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Fuller (NAME)	American Home Mortgage (NAME)	MAP 51-3
1015 Townley Drive (ADDRESS)	7142 Columbia Gateway Drive (ADDRESS)	PARCEL 183
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbia, MD 21046 (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, Timothy C. Hobrock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald W. Fuller and Elaine Hicks, both unmarried, as Tenants in Common with right of survivorship

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. 150 on the Plan of Pleasant Acres, Section 5, of record in Plan Book 2331, Page 56, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Timothy C. Hobrock and wife, Rebecca S. Hobrock by Warranty Deed from Earl Edward Loxley and wife, Thelma W. Loxley, dated August 25, 1995 and recorded in Book 9778, Page 780, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 20, 2004 and recorded March 24, 2004 as Instrument No. 20040324-0033203, Register's Office for Davidson County, Tennessee, the said Rebecca Susan Hobrock conveyed all her right, title and interest in and to subject property to Timothy Clifford Hobrock pursuant to Marital Dissolution Agreement and Final Decree of Divorce entered in the Eighth Circuit Court of Davidson County, Tennessee, Docket No. 03D-2961.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF PLEASANT ACRES, SECTION 5, OF RECORD IN PLAN BOOK 2331, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2445, PAGE 587, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO PROPERTY TAXES FOR THE YEAR 2005 AND SUBSEQUENT YEARS.

unimproved ( )
This is improved (X) property, known as 1015 Townley Drive, Madison, TN 37115
(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 10th day of June, 2005

Timothy C. Hobrock
Timothy C. Hobrock

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 Timothy C. Hobrock

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 10th day of June 2005.

Commission expires March 25, 2006

Diane L. Gregory
Notary Public

DIANE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public