Return to: First Title & Escrow Company Inc.
File # 24292

WARRANTY DEED

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald M. Johnston	new owner	158-03-0-005
(NAME)	(NAME)	
2009 Cromwell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee		
(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,

Robert E. Hobbs, Executor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald M. Johnston and wife, Nancy Johnston, 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. 54 on the Plan of Hillsboro Park Section II, as of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Revis V. Hobbs and wife, Mary Ball Hobbs, by deed dated 2/21/57, from Glenn T. Welch and wife, Georgia H. Welch, of record in Book 2639, page 39, Register's Office for Davidson County, Tennessee. Mary Ball Hobbs died on September 30, 2002. Revis V. Hobbs died on January 24, 2004. Letters Testamentary were issued to Robert E. Hobbs in File P-057-04, Maury County Clerk & Master's Office, and by Will of Revis V. Hobbs, the Executor was authorized to sell the decedent's real estate.

unimproved ☐

This is improved ☒ property, known as 2009 Cromwell Drive, Nashville, TN 37215

(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 17th day of June, 2005.

Robert E. Hobbs, Executor

Robert E. Hobbs, Executor

Davidson County DEEDWARR
Recvd: 06/22/05 13:51 2 pg
Fees:13.00 Taxes:1424.50

20050622-0071679

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Hobbs, Executor, the within named 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 Nashville, TN, this 17th day of June, 2005.

Elizabeth J. Smith

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007