Davidson County DEEDWARR
Recvd: 12/02/05 13:53 2 pg
Fees:13.00 Taxes:1302.40

20051202-0145182

Prepared by:
Realty Title & Escrow Company, Inc.
383 Jeffrey Cash Parkway, Suite 140
Hendersonville, TN 37075

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $352,000.00

Affiant

Subscribed and sworn to before me, this 29 day of November, 2005.

Notary Public
My commission expires: 5/28/2006

05-0509-62490

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Charles Andrew Hobbs<br>508 Brook Hollow Rd.<br>Nashville TN 37205 | same as owners | 115-11-0-107 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Edward Fitzwater, Jr., Trustee of the Elva Thompson Fitzwater Griffin Living Trust for James Edward Fitzwater, Jr., Lee Anne Thompson Parsley, Jeffrey Dillard Thompson and Ellis Dillard Thompson u/a dated July 21, 1998 and James Edward Fitzwater, Jr., Executor of the Estate of Elva Thompson Fitzwater Griffin, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles Andrew Hobbs and wife, Jennifer Hobbs, hereinafter called the Grantees, their successors 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. 179, on the Plan of West Meade Farms, Inc., Section "G", of record in Book 1835, Page 115, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Elva Fitzwater Griffin by deed from Charles K. Dean and wife, Camille Vinson Dean, dated May 30, 1962, of record in Book 3400, Page 135, Register's Office for Davidson County, Tennessee. Elva Fitzwater Griffin having since died 7/15/05.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 508 Brook Hollow Rd., Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18TH day of November, 2005.

James Edward Fitzwater, Jr., Trustee

James Edward Fitzwater, Jr., Executor

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Edward Fitzwater, Jr., Trustee of the Elva Thompson Fitzwater Griffin Living Trust for James Edward Fitzwater, Jr., Lee Anne Thompson Parsley, Jeffrey Dillard Thompson and Ellis Dillard Thompson u/a dated July 21, 1998 and James Edward Fitzwater, Jr., Executor of the Estate of Elva Thompson Fitzwater Griffin, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in SAN JOSE, CA, this 18TH day of November, 2005.

Janice Inouye Atencio

Notary Public at Large

My Commission expires July 9, 2006

JANICE INOUYE ATENCIO
Commission # 1360602
Notary Public - California
Santa Clara County
My Comm. Expires Jul 9, 2006