This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 12/15/05 08:14 3 pgs
Fees:18.00 Taxes:277.50
20051215-0150452

WARRANTY DEED

Address new owner as:
Steven G. Hobock
704 Florence Circle
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
Map 52-2
Par 240

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, that we, William H. Good and wife, Sandra C. Good, have this day bargained and sold, and do hereby transfer and convey to the said Steven G. Hobock, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 36 on the map of Rainbow Terrace, Section III, as of record in Book 2133, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 120 feet on the Westerly side of Randy Road and extends back between lines, 410.3 feet on the Northerly side and 410 feet on the Southerly side, to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from I. Dyke Tatum, Substitute-Trustee, filed for record March 11, 2004 as instrument number 20040311-0028082, Registers Office for Davidson County, Tennessee.

This is improved property known as 304 Randy Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Steven G. Hobock, his heirs and assigns, forever.

And we, William H. Good and wife, Sandra C. Good, do covenant with the said Steven G. Hobock, that it is lawfully seized and possessed of said land in fee simple; that it has a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year of 2005.

And we, William H. Good and wife, Sandra C. Good, do further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to the said land to the Steven G. Hobock, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 2nd day of December 2005.

William H. Good

Sandra C. Good

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Good and wife, Sandra C. Good, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 2nd day of December 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me, this 2nd day of December 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.