THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 312,500.00.
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF APRIL, 2006. Notary Public MY COMMISSION EXPIRES: 1-26-07 (AFFIX SEAL)

JAMES A. WAGGONER NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 1-26-2007 DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion Kevin Rideau	Wells Fargo Bank, NA	MAP 180-03-0-A
7136 Holt Run Drive	2701 Wells Fargo Way	PARCEL 113
Nashville, TN 37211	Minneapolis, MN 55467	
(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, **David M. Hobbs and wife, Christine M. Hobbs**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marion Kevin Rideau and wife, Brenda M. Rideau**

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:

Being Lot No. 49 on the Plan of Stone Creek Park Subdivision, Section Three, a Planned Unit Development, as of record in Plat Book 9700, page 266 and amended in Book 9700, page 956, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David M. Hobbs and wife, Christine M. Hobbs by deed from Robert Gadams and wife, Maribel Gadams of record in Instrument No. 20040205-0014128, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7136 Holt Run Drive, Nashville, TN 37211.**

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 _____ hand( ) this the 28th day of April, 2006.

David M. Hobbs

Christine M. Hobbs by David M. Hobbs, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 05/03/06 15:40 2 pgs
Fees:13.00 Taxes:1156.25

20060503-0051521

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David M. Hobbs** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that He executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of April, 2006.

My Commission expires 1-26-08 JAMES A. WAECHTER MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE 1-26-008 DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David M. Hobbs** 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 on behalf of **Christine M. Hobbs**, as Her Attorney in Fact, as the free act and deed of the within named **Christine M. Hobbs**.

Witness my hand and official seal this the 28th day of April, 2006.

My Commission expires 1-26-08 JAMES A. WAECHTER MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE 1-26-008 DAVIDSON COUNTY, TENN

Notary Public