THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 05/23/06 10:17 2 pgs
Fees:13.00 Taxes:592.00

20060523-0060305

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ezzard Charles Hobson, et ux 106 Charleston Drive Goodlettsville, TN 37072	Same as New Owner	Map 18-7 Parcel 78

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHN W. THOMAS and wife, LINDA F. THOMAS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto EZZARD CHARLES HOBSON and wife, CHERYL ANN HOBSON, hereinafter referred to as 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. 8 on the plan of Charleston Square Subdivision, Section 1, as of record in Book 4860, Pages 37 and 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 105.0 feet on the southwesterly side of Charleston Drive and fronts 122.2 feet on the southeasterly side of Lucin Road, said frontage being joined by a curve having a length of 39.27 feet and runs back 124.3 feet on the southwesterly line and 138.8 feet on the southeasterly line, to a point of intersection.

Being the same property conveyed to John W. Thomas and wife, Linda F. Thomas by Deed from Riverwood Homes, Inc. of record in Book 5236, Page 891, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 106 Charleston Drive, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Restrictive Covenants of record in Book 4932, page 13 and amended in Book 5036, page 898, said Register's Office.

3. Any and all matters as they may appear on the plan of record in Book 4860, pages 37 and 38, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JOHN W. THOMAS

LINDA F. THOMAS

"GRANTEES"

EZZARD CHARLES HOBSON

CHERYL ANN HOBSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. THOMAS and wife, LINDA F. THOMAS, and EZZARD CHARLES HOBSON and wife, CHERYL ANN HOBSON, 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 purposes therein contained.

WITNESS my hand, at office, this the 22nd day of May, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of May, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

NOTARY PUBLIC