Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 05/31/06 14:43 2 pgs
Fees:13.00 Taxes:3052.50
20060531-0063951

W & I Ref:(db) Title No: 47012
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael S. Hobson Pamela S. Hobson 4421 Curtiswood Circle Nashville, Tennessee 37204	Bank of America 9000 Southside Blvd. Jacksonville, Florida 32256

TAX MAP-PARCEL NUMBERS: 13210002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$825,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roderick C. Sandeen and spouse, Patricia A. Sandeen,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael S. Hobson and spouse, Pamela S. Hobson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Curtiswood Estates of record in Book 2331, Page 40, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 102.0 feet on the southwesterly margin of Curtiswood Circle and extends back 287.2 feet on the northwesterly line and 263.4 feet on the southeasterly line to a broken line in the rear, measuring 233.0 feet thereon.

BEING the same property conveyed to Roderick C. Sandeen and wife, Patricia A. Sandeen by deed dated May 8th, 2001 from Betty Wentworth, married of record in Document No. 20010509-0048155, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Page 40, said Register's Office, which Plan shows a 75 foot minimum building setback line from Curtiswood Lane Circle and a 10 foot easement for utility purposes along the broken rear line of said lot; A 2.5 x 20 foot utility anchor easement located on the southeasterly and southwesterly front corners of said lot; Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7121, Page 227, said Register's Office; Restrictions contained in the instrument of record in Book 2440, Page 65 said Register's Office.

This is improved property, known as: 4421 Curtiswood Circle, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2006.

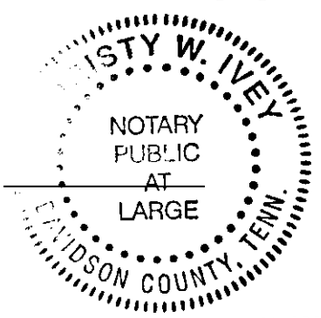
Roderick C. Sandeen

Patricia A. Sandeen

State of TENNESSEE
County of DAVIDSON

On this 30th day of May, 2006, before me the undersigned authority, personally appeared Roderick C. Sandeen and Patricia A. Sandeen , to me known (or proved to me on the basis of satisfactory evidence) to be the person(described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary

My Commission Expires JULY 21, 2007

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

Sworn and subscribed before me this the 30th day of May, 2006.

Notary Public

My Commission Expires: 3/20/2010

