WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/06 13:24 2 pgs
Fees:13.00 Taxes:1702.00

20060821-0102955

21743

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF August, 2006.

(Affix Seal) Notary Public

My Commission Expires:

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TENN. My Commission Expires JUNE 30, 2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Paul F. Scholten and wife, Lorraina Q. Scholten	First Horizon Home Loans	
795 Elysian Fields Road	1555 W. Walnut Hill Lane, Suite 200	Map and Parcel 132-11-0-040.00
Nashville, Tennessee 37204	Irving, TX 75038	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, PRISCILLA HOBBS, AN UNMARRIED PERSON, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto PAUL F. SCHOLTEN AND WIFE, LORRAINA Q. SCHOLTEN, hereinafter called the GRANTEE(S), their heirs and assigns, that 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. 9 on the Map of Elysian Fields, not of record, and described according to a copy of a survey thereof made December 12, 1947, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the southwesterly margin of Elysian Fields Road at the corner of Lots Nos. 8 and 9, said point being a stake opposite a spike in the center line of Elysian Fields Road, said spike being South 56 degrees 30' east 940 feet from the center line of Franklin Pike; thence at right angles to said Elysian Fields Road and with the line between Lots 8 and 9, southwesterly 400 feet to the corner of Lot 6 at a stake; thence with the line between Lots 6 and 9, southerly 110 feet to a point; thence easterly 68 feet to the corner of Lots 9 and 10; thence with the line between said lots, northeasterly 456 feet to a stake in the margin of Elysian Fields Road; thence with the margin of the same, North 56 degrees 30' west 120 feet to the point of beginning.

Being the same property conveyed to Allen Tomlinson Hobbs and wife, Mamie Kate Green Hobbs by warranty deed from Raymond W. Gray and wife, Nina Eloise Gray, of record in Book 2335, page 191, Register's Office for Davidson County, Tennessee. Allen Tomlinson Hobbs died July 6, 1986 and all interest in the subject property passed to his wife, Mamie Kate Green Hobbs, as tenant by the entirety. The said Mamie Kate Green Hobbs died on November 9, 1993 and by will of record in Will Book 187, page 521, Register's Office for Davidson County, Tennessee and in the Probate Court for Davidson County, Tennessee, Docket No. 93P-1592, the said property was willed to Stanley R. Hobbs, Executor, who by Executor's Quitclaim Deed of record in Book 9514, page 250, quitclaimed the property to Stanley R. Hobbs. Stanley Ross Hobbs died on April 16, 2000 and by will of record in Will Book 234, page 675, and in the Probate Court for Davidson County, Tennessee, Docket No. 00P-645, the said property was willed to his nephew, James Patrick Hobbs by Executor's Quitclaim Deed of record in Instrument No. 20001212-0122279, Register's Office for Davidson County, Tennessee. The said James Patrick Hobbs died on June 25, 2002 and by his Last Will and Testament and by Quitclaim Deed of record in Instrument of record in Book 20040109-0003699, Register's Office for Davidson County, Tennessee, the said property was quitclaimed to Priscilla Hobbs.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 132-11-0-040.00.

b. All matter on the plan of Elysian Fields, Section 1, Nashville-Tenn of record in Plat Book 1424, page 81, Register's Office for Davidson County, Tennessee.

c. Restrictions of record in Book 1554, page 344, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 795 Elysian Fields Road, 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(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 17th day of August, 2006:

Priscilla Hobbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named PRISCILLA HOBBS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of August, 2006.

Notary Public

My Commission Expires: _____

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010