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Our File Number: 26948B

Davidson County DEEDWARR
Recvd: 01/31/07 10:01 2 pgs
Fees:13.00 Taxes:699.30
20070131-0012660

MAP/GROUP/PARCEL: 034-03-0/014.00

NEW OWNER'S NAME AND ADDRESS:
WILLIAM J. HOBEK, JR. & TRACI L. BENNETT-HOBEK
2104 PAULA DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **CLEMENTYNE KEELING VAN PELT (A/K/A CLEMMIE KEELING VAN PELT), TRUSTEE FOR THE VAN PELT FAMILY REVOCABLE LIVING TRUST DATED MARCH 22, 1996 AND AMENDED APRIL 15, 2005,** hereinafter called Grantor, does hereby transfer and convey unto, **WILLIAM J. HOBEK, JR. and TRACI L. BENNETT-HOBEK, HUSBAND AND WIFE**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 234 ON THE PLAN OF SHEPHERD HILLS SUBDIVISION, SECTION IV, AS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 2854, PAGE 100, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property known as 2104 PAULA DRIVE, MADISON, TN 37115.

BEING the same property conveyed to VAN PELT (incorrected stated as VANPELT in previous deed) FAMILY REVOCABLE LIVING TRUST herein by Warranty Deed from Miriam A. Baird and Chris A. Baird, Wife and Husband, of record in Instrument #20040521-0060182, Register's Office for Davidson County, Tennessee dated May 14, 2004.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

VAN PELT FAMILY REVOCABLE LIVING TRUST

By: Clementyne Keeling Van Pelt, Trustee
CLEMENTYNE KEELING VAN PELT, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **CLEMENTYNE KEELING VAN PELT, TRUSTEE on behalf of said Tennessee trust**, with whom I am personally acquainted, and who acknowledged that she as such Trustee and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 26th day of January, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $189,000.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of January, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010