Davidson County DEEDQC
Recvd: 04/03/07 14:50 2 pgs
Fees:12.00 Taxes:0.00
20070403-0040040

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James R. Hobbs 744 Gambill Cove Road Mt. Juliet, TN 37122	Owner	Map 84.16 Parcel 9

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **Leroy E. Thompson, married,** hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto **James R. Hobbs, ~~married~~,** and wife, Sandra B. Hobbs hereinafter referred to as Grantee(s), his heirs and assigns, all his right, title, and interest in and to the following described tract of land.:

LET

See attached Exhibit "A" for legal description which is incorporated herein by reference

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This property is not nor has ever been the principal residence of the Grantors.

This property is known as 2409 Selma Avenue, Nashville, TN 37214

WITNESS our hand, this the 30th day of March, 2007.

Leroy E Thompson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leroy E. Thompson, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 30th day of March, 2007.

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

NOTARY PUBLIC

My Commission Expires: 1-26-2008

STATE OF Tennessee
COUNTY OF Davidson

MY COMMISSION EXPIRES: JAN 26 2008

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 30th day of March, 2007.

My Commission Expires 1-26-2008

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: JAN 26 2008

Exhibit "A" Legal Description

BEING LOT NO. 8 ON THE PLAN OF NICHOLHURST SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY S.E. DAVIS, SURVEYOR, NOVEMBER 26, 1945, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF SELMA AVENUE AT A POINT 325 FEET, MORE OR LESS, WEST OF THE WESTERLY MARGIN OF MCGAVOCK PIKE, BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO MAURICE M. SMITH AND WIFE, BY DEED FROM CHERRY AND COMPANY, OF RECORD IN BOOK 1914, PAGE 393, REGISTER'S OFFICE FOR SAID COUNTY, THENCE WITH THE WESTERLY LINE OF SAID SMITH PROPERTY SOUTHWARDLY 300 FEET; THENCE NORTH 86 DEGREES 30 MINUTES WEST 75 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO HERBERT W. MILLER BY DEED FROM CHERRY AND COMPANY OF RECORD IN BOOK 2089, PAGE 1, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY LINE OF SAID MILLER PROPERTY NORTHWARDLY 300 FEET TO THE SOUTHERLY MARGIN OF SELMA AVENUE; THENCE WITH SAID AVENUE EASTERLY 75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LEROY E. THOMPSON AND JAMES R. HOBBS BY DEED FROM DEBORAH MILLER CAPPS AND DIANE MILLER DEMARTINI, CO-EXECUTRIXES, DATED JANUARY 9, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020116-0006415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.