Davidson County DEEDWARR
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Fees:13.00 Taxes:850.63

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WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,900.00

Anna C Aldridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2007

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anna C. Aldridge	Wachovia Mortgage Corporation	Map 172
309 Masterpiece Court	1100 Corporate Center Dr.	Group 08-OB
Nashville, TN 37211-6823	Raleigh, NC 27607-5066	Parcel 17

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kevin C. Hobgood and wife, Suzan W. Hobgood

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Anna C. Aldridge, a single person

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 17, on the Revised Plat of Bridle Downs, Phase One, as of record in Book 6900, Pages 701-703, and Surveyor's Certification of Correction in Book 8169, Page 240, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin C. Hobgood and wife, Suzan W. Hobgood by deed from Fox Ridge Homes, of record in Book 8595, Page 514, dated March 25, 1992 and recorded April 7, 1992 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7448, Page 772; Book 8814, Page 631; Book 9818, Page 68; Book 9873, Page 497, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 701, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 309 Masterpiece Court, Nashville, TN 37211-6823

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 our hands this 24th day of July, 2007.

Kevin C. Hobgood

Suzan W. Hobgood

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin C. Hobgood and Suzan W. Hobgood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of July, 2007.

My Commission Expires: 01/24/09

NOTARY PUBLIC

