This instrument was prepared from information furnished by the parties.

by: Ronald S. Nunn
895 Edmondson Pike
Brentwood, Tennessee

Mail tax Statements To:

JAMES C. COBB
6210 DEAL AVENUE
NASHVILLE, TENNESSEE 37209

Address of New Owner

Same

From: NANCY E. HOBBS (NOW ROBERTS)

To: JAMES C. COBB, et ux

TAX MAP & PARCEL NO.

Map 091-14 Parcel 050.00

WARRANTY DEED

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, NANCY E. HOBBS (now NANCY E. ROBERTS) as Grantor has bargained and sold and does convey unto, JAMES C. COBB, the Grantee, his heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, to-wit:

BEING Lot No. 1 of Block C of the Polo Alto Subdivision. Said Lot 1 fronts 57 feet on the North side of Martha Street (now O'Brien Street) and runs northwardly between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to NANCY E. HOBBS (now ROBERTS), by quitclaim deed of record in Deed Book 6905, page 577, Register's Office for Davidson County, Tennessee.

2007 TAXES are to be paid by the Seller.

This is improved property known as, 5616 O'Brien Avenue, Nashville, Tennessee 37209.

Davidson County DEEDWARR
Recvd: 10/23/07 10:39 2 pgs
Fees:13.00 Taxes:251.60
20071023-0125254

TO HAVE AND TO HOLD the said real estate, together with the appurtenances,estate, title and interest thereto belonging to the said Grantee, JAMES C. COBB, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

My husband joins me herein signning this document, relinquishing all rights to homestead or dower in and to the land herein conveyed.

WITNESS our hands this 23rd day of October, 2007.

NANCY E. HOBBS (now NANCY E. ROBERTS) HOWARD E. ROBERTS

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF HICKMAN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY E. HOBBS (NOW, NANCY E. ROBERTS) and husband, HOWARD E. ROBERTS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2007.

My Commission Expires: 3 August 2008

Notary Public

RONALD S. NUNN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 68,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23rd DAY OF OCT 20 07
Deputy Register