Space reserved for recording information:

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2007.

(Affix Seal) Notary Public

My Commission Expires: June 20, 2011

Preparer's File #-07K0670

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert F. Hobden and Sheryl L. Hobden 5627 Meadowcrest Lane Nashville, TN 37209	USAA Federal Savings Bank 10750 McDermott Frwy San Antonio, TX 78288	103-02-0-197

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, I/we, ROBERT ANTHONY DRINKWINE AND JANICE DRINKWINE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT F. HOBDEN AND WIFE, SHERYL L. HOBDEN, 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:

Tax/Map ID: 103-02-0-197.00

Land in the 8th, formerly the 12th, Civil District of said County, Being 1st No. 114 on the Plan of Richland Meadows, Section 2, as of record in book 2083, page 72, Register's Office for said County.
Said Lot No. 114 fronts 60 ft. on the westerly side of Meadow Crest Road and extends back 148.3 ft. on the northerly line and 148.5 ft. on the southerly line to a dead line, measuring 60 ft. thereon.

Being the same property conveyed to Charles L. Taylor and wife, Ruth Balch Taylor by Assumption Deed from James Edward Bradford and wife, Christine S. Bradford of record in Book 2594, page 169, filed on 09-13-56, said Register's Office. Charles L. Taylor is now deceased, leaving at the time of his death Ruth Balch Taylor as the surviving tenant by the entirety. Ruth Balch Taylor is now also deceased, leaving as her sole heir at law one Janice Drinkwine. Ruth Balch Taylor also left a Last Will and Testament which has not been probated. In said Last Will and Testament, she devised the above described real estate, as a part of the remainder and residue of the estate, to the said Janice Drinkwine and her grandson, one Robert Anthony Drinkwine. See, Affidavit of Heirship dated January 24, 2008, and filed of record at Instrument No.

20080204-0011698, Davidson County Register of Deeds.

Davidson County DEEDWARR
Recvd: 02/04/08 14:57 2 pgs
Fees:13.00 Taxes:606.06
20080204-0011699

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

( ) unimproved
This is (X) improved property known as **5627 Meadowcrest Lane, Nashville, Tennessee 37209**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **12th** day of **December, 2007**:

Robert Anthony Drinkwine

Janice Drinkwine

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 ROBERT ANTHONY DRINKWINE AND JANICE DRINKWINE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 12th day of December, 2007.

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 8-3-10

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Michelle Reynolds, a notary public for this county and state Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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