This document prepared by (and after recording return to):

Name: **William Davis, Attorney, PC**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

Davidson County DEEDWARR
Recvd: 02/18/09 13:56 3 pgs
Fees:18.00 Taxes:551.30
20090218-0013812

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Billy Hobbs, III, Administrator of the Will of Nancy Hobbs Billingsley, deceased, by the power conferred by Court Order**, hereinafter referred to as "Grantor", effective January 30, 2009 has bargained and sold, and does hereby transfer and convey unto **Ellen M. Hobbs**, **unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Cheatham County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 103, Section 26, Charlotte Park, formerly "Beacon Square Sec. 2", of record in Plat Book 3700, Page 91 and amended in Book 4173, Page 457, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Billy W. Hobbs and wife, Nancy J. Hobbs by deed from Todd & Sheets a Partnership composed of G. H. Todd and H. B. Sheets of record in Book 4181, Page 226 on 10/10/1967 and filed for record on 10/16/1967, Register's Office for DAVIDSON County.

Property further conveyed to Nancy Jane Bragg Hobbs by divorce decree from Billy Walter Hobbs, Sr., of record in Book 7837, Page 948 recorded 05/10/89, Register's Office of Davidson County, Tennessee.

Nancy J. Hobbs is now deceased, Billy Hobbs, III, appointed Administrator per order, Docket No.: 08P-1343, for the Estate of Nancy Hobbs Billingsley.

Map & Parcel: 102-07-0-061.00

This property is known as: **6513 Upton Rd., Nashville, TN 37209**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Book 3700, Page 91, Book 4173, Page 457,but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 17th day of February, 2009.

Billy Hobbs, III, Grantor

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/08/2010
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Hobbs, III, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of February, 2009.

NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Ellen M. Hobbs	Pinnacle National Bank
6513 Upton Rd.	211 Commerce St., Ste 300
Nashville, TN 37209	Nashville, TN 37201

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 149,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17th day of ~~January~~ February, 2009.

(Seal)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/08/2010
COUNTY OF WILLIAMSON

Billy W. Hobbs, Exec
Affiant

Billy W. Hobbs III, Exec
Type or Print Name

Notary Public

My commission expires:

Joey Sanders
Type or Print Name