THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28522-03-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me this 22nd day of April, 2009. Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGE F. MUDTER, JR. My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Jonathan G. Schoenecker 1205 Graybar Lane Nashville, TN 37215	**Send Tax Bills To:** Suntrust Bank 401 Commerce St. #6100 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 117120170.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Hayes Hobson**, *("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan G. Schoenecker and wife, Susan E. H. Schoenecker** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 1205 Graybar Lane, Nashville, TN 67215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of April, 2009.

Barbara Hayes Hobson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Barbara Hayes Hobson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2009.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGE F. MUDTER, JR.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090027124 DEEDWARR
Recvd: 04/24/09 12:58 2 pgs
Fees:13.00 Taxes:2719.50

20090424-0037282

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 of Block M on the Plan of Maplehurst, as of record in Plat Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Don R. Hobson and wife, Barbara Hayes Hobson, by deed dated July 12, 1976 from Gerald Smith and wife, Patricia Lou Smith, of record in Book 5044, page 512, Register's Office for Davidson County, Tennessee. Being further conveyed to Barbara Hayes Hobson by quitclaim deed from Don R. Hobson of record in Book 9167, page 384, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 117120170.00.
2. All matters appearing on the Plan of record as Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee.