THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20090068429 DEEDWARR
Recvd: 10/07/09 08:56 3 pgs
Fees:18.00 Taxes:333.00
20091007-0093275

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
CAROLEEN ELIZABETH MROZ TERRY KING HOBBS 1941 Graceland Drive Goodlettsville, TN 37072	Same	025-16-0-021 025-16-0-022

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RITA DARLENE BANKS, Devisee Under the Will of Lola Mae Spain,** has this day bargained and sold, and does hereby transfer and convey unto the said **CAROLEEN ELIZABETH HOBBS MROZ and TERRY KING HOBBS, as tenants in common with express right of survivorship,** the Grantees herein, their (successors), heirs and assigns, her one-half undivided interest in and to certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 40 and 41 on the Plan of Goodlettsville Heights, Section III, as of record in Plat Book 1835, page 98, Register's Office for said County.

Said Lot No. 40 is described as follows: Beginning at a point on the easterly margin of Dickerson Road, common corner of Lot Nos. 39 and 40; thence in an easterly direction, along the line between two lots, 267.3 feet to a point; thence in a northerly direction, 169.7 feet to a point on the dividing line between two lots, 212.7 feet to a point on the easterly margin of Dickerson Road; thence in a southerly direction, along the easterly margin of said road, 130 feet to a point; thence easterly 10 feet to a point; thence southerly 30 feet to the point of beginning.

Said Lot No. 41 is described as follows: Beginning at a point on the easterly margin of Dickerson Road, at the common corner of Lots Nos. 40 and 41; thence in an

easterly direction, along the line between said two lots, 212.7 feet to a point; thence in a northerly direction, along the line between Lot Nos. 41 and 42, 265 feet to a point in the southerly margin of Moss Trail Road; thence with the southerly margin of said road in a westerly direction, 178.6 feet to a point; thence continuing around a curve in a westerly and southerly direction, 30.2 feet to a point on the easterly margin of Dickerson Road; thence with the margin of said road in a southerly direction, 235 feet to the point of beginning.

Being the same property conveyed to HERBERT ROY SPAIN AND WIFE, LOLA MAE SPAIN, by deed of record in Book 4398, page 542, dated February 17, 1970, said Register's Office. The said Herbert Roy Spain having since predeceased the said Lola Mae Spain on or about October 8, 2005. The said Lola Mae Spain having since died on May 20, 2009. The Last Will and Testament of Lola Mae Spain filed with the Davidson County Probate Clerk's Office as Docket No. 09P-1042, which devises the said property to CAROLEEN ELIZABETH MROZ AND RITA DARLENE BANKS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $90,000.00.
Subscribed and sworn to before me, Carolee Mroz
this 6th day of October, 2009. Affiant
My Commission Expires: 3/10/2012 Judy Callis
Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

This is improved property located at 904 South Dickerson Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 2nd day of October, 2009.

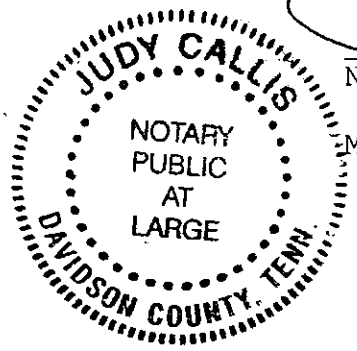
Rita Darlene Banks

RITA DARLENE BANKS, Devisee Under the Will of Lola Mae Spain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **RITA DARLENE BANKS**, the within named bargainor, 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 and official seal at Goodlettsville, Tennessee, this the 2nd day of October, 2009.



Judy Callis

NOTARY PUBLIC

My Commission Expires: 3/10/2012