BILL GARRETT, Davidson County
Trans:T20100016984 DEEDQC
Recvd: 03/23/10 15:49 2 pgs
Fees:12.00 Taxes:0.00
20100323-0021796

THIS INSTRUMENT PREPARED BY:
Kelly Elaine Hobbs
2917 Beckwith Road
MT. Juliet, TN. 37214

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills to:**	**Map/Parcel No**
2917 Beckwith Road Mt. Juliet, Tennessee 37122	Same	94-4/40

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantees, and for the express purpose of making a reconveyance to secure a debt in the amount of One Hundred Eight Thousand ($108,000.00 grant an estate in fee simple, I Michael A. Hobbs, by these presents do hereby quitclaim and convey any and all interest he may have unto the property located at 2501 Lebanon Road, Nashville, Davidson County, TN 37214, to Kelly Elaine Hobbs her successors and assigns, the following described tract or parcel of land;

Land in the 4th Civil District of Davidson County, Tennessee described as follows:

2501 Lebanon Road, Nashville, Davidson County, TN 37214, also known as:
Being the Northwest portion of Lot No. 1, except parts of said Lot No. 1 now in the Highway, as shown on the Plan of G.W. Vaughan and Ellis Brothers Subdivision of the Arch Harper home place, as recorded in the Register's Office of Davidson County, Tennessee, in Book 332, page 172, and beginning at a stake on the South margin of Lebanon Pike, as widened, at a point North 78° 45' East, 15.9 feet from the intersection of the South margin of Lebanon Pike and the East margin of McGavock Lane as widened; runs thence with the South margin of Lebanon Pike, as widened, North 78° 45' East, 114.1 feet to a stake in the West line of property still owned by Archie C. Combs and wife; thence on a new line with Combs West line, South 1° 49' West, 125 feet to a spike in a corner of the Combs property; thence continuing with the Combs property South 78° 45' West, 130 feet to a stake in the East margin of McGavock Lane, as widened; thence along the East margin of McGavock Lane, as widened, North 1° 49' East, 109.1 feet to a stake; thence with a curve to the right of radius 20 feet, the length of arc 26.8 feet to the beginning, according to a survey made by John M. Sullivan, County Surveyor, on November 8, 1952.

Being the same property conveyed to Michael A. Hobbs, Joseph E. Hobbs, James R. Hobbs and John C. Hobbs, as tenants in common each owning one-fourth (¼) interest, by deed of record in Book 10732, page 989, said Register's Office.

Joseph E. Hobbs, James R. Hobbs and John C. Hobbs conveyed their one-fourth (¼) interest each to Hobbs & Sons, by deed of record as Instrument No. 20071231-0149025, said Register's Office.

This conveyance is subject to any and all existing easements of record. The legal description is the same as the previous deed of record.

This is improved property known as:
2501 Lebanon Road, Nashville, Davidson County,
Nashville, Tennessee 37214.

And now Michael Hobbs, for the express purpose of carrying out the intent of this conveyance, as set out above, does hereby quitclaim any and all interest he my have in the same property hereinabove described and set forth to Kelly Elaine Hobbs.

IN WITNESS WHEREOF, it has hereunto set its hands this 23 day of March, 2010.

Michael A. Hobbs

Michael A. Hobbs

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared MICHAEL A. HOBBS with whom I am personally acquainted and who upon his oath acknowledged himself to be, the within named bargainor and, and that he is the owner do, execute the foregoing instrument for the purposes therein contained by signing his name hereto.

Witness my hand and official seal at office at Nashville, Tennessee on this 23 day of March, 2010.

Melissa Mondelli Holmes

NOTARY PUBLIC

My commission expires:
November 22, 2010

MELISSA MONDELLI HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

* * * * * * *

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $ -0-.00

_____
AFFIANT

Sworn to and subscribed before me on this ____ day of March, 2010.

_____
NOTARY PUBLIC

My commission expires:
_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1.00
Kelly Elaine Hobbs
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March 20 10
Deputy Register