BILL GARRETT, Davidson County
Trans:T20100023527 DEEDQC
Recvd: 04/21/10 08:31 2 pgs
Fees:12.00 Taxes:0.00
20100421-0029944

THIS INSTRUMENT PREPARED BY:
Kelly Elaine Hobbs
2917 Beckwith Road
Mount Juliet, Tn. 37122

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel NO
2797 Beckwith Road Mount Juliet, Tn. 37122	Same	121 / 216

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 Two Hundred Thousand Dollars ($200,000.00) grant an estate in fee simple, I Michael A. Hobbs and Judy Hobbs, by these presents do hereby quitclaim and convey any and all interest he/she may have unto the property located at 1451 Pleasant Hill Road, Nashville, Davidson County, Tennessee 37214, to Michael A. Hobbs II his successors and assigns, the following described tract or parcel of land;

A tract of land in the 3rd Civil District, being a part of Lot No. 7 on the plan of the Division of the Waggoner Heirs of record in Minute Book 1, page 303, in the County Court of Davidson County, Tennessee and described according to a survey dated July 21, 1971 by John M. Sullivan, Civil Engineer, as follows:

Beginning at a point in the west margin of Pleasant Hill Road at the southeast corner of the tract conveyed by Arra Bee McDaniel Hooser to Ray C. Harvey by deed or record in Book 4607, page 393, Register's Office for Davidson County, Tennessee; thence with Harvey's south line South 87 30' West 790.3 feet to a point; thence in a southerly direction 165 feet to a point; thence north 87 30' East 796 feet more or less, to a point in the west margin of Pleasant Hill Road; thence with the margin of said road North 0 8' East, 165 feet to the point of beginning.

Being part of the same property conveyed to Charles Oliver Hooser and wife, Arra Bee McDaniel by deed from Louis M. Jones and wife, Ramona Jones of Record in Book 1637, page 161, Register's Office for Davidson County, Tennessee; and being a part of the same property conveyed to Arra Bee McDaniel Hooser by deed from Charles Oliver Hooser by deed of record in Book 2735, page 403, said Register's Office. Being the same property conveyed to Michael Hobbs and wife Judy K. Hobbs, by deed of record in Book 5123, page 129, Register's Office for Davidson County, Tennessee.

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

This is improved property known as:
1451 Pleasant Hill Road, Nashville, Davidson County,
Nashville, Tennessee 37214.

And now Michael Hobbs and Judy 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/she may have in the same property hereinabove described and set forth to Michael A. Hobbs II.

IN WITNESS WHEREOF, it has hereunto set its hands this 20th day of April, 2010.

Michael A. Hobbs

Judy 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 AND JUDY HOBBS with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be, the within named bargainor and, and that he/she is the owner do, execute the foregoing instrument for the purposes therein contained by signing his/her name thereto.

Witness my hand and official seal at office at Nashville, Tennessee on this 20th Day of April, 2010.

Melissa Mondelli Holmes
NOTARY PUBLIC

My commission expires:
November 22, 2010

MELISSA MONDELLI HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21st DAY OF April 20 10
Deputy Register