SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9513PG608

ADDRESS NEW OWNER:
John A. Perkins
2116 Hobbs Road, Unit M16
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 131-2
GROUP A
PARCEL 89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Scott P. Birmingham, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John A. Perkins, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. M-16 on the plan of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office, and the By-Laws appended thereto, as amended in Book 5292, page 958, Book 5293, page 612, Book 6822, page 893, Book 7802, page 299 and in Book 7824, page 974, said Register's Office.

Being the same property conveyed to Scott P. Birmingham by deed from John V. Adams, Trustee, as of record in Book 8479, page 558, Register's Office for Davidson County, Tennessee.

This is improved property known as ,, 2116 Hobbs Road, Unit M16, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.

2. All matters as shown on the plan of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office.

3. Terms, conditions, easements, rights and lien as set forth in the Master Deed of the Hobbs House, of record in Book 5289, page 515, as amended in Book 5292, page 958, page 5293, page 612, and in Book 7902, page 299, said Register's Office, and the By-Laws appended thereto, of record in Book 6289, page 558, as amended in Book 6822, page 893, and in Book 7824, page 974, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Perkins, his heirs and assigns, forever; and I, Scott P. Birmingham, an unmarried person, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th day of November, 1994.

94 NOV -7 AM 10:21
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

06645
IDENTIF. ↑ REFERENCE

Scott P. Birmingham

BOOK 9513 PG 609

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Scott P. Birmingham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of November, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 21, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 35,000.00.

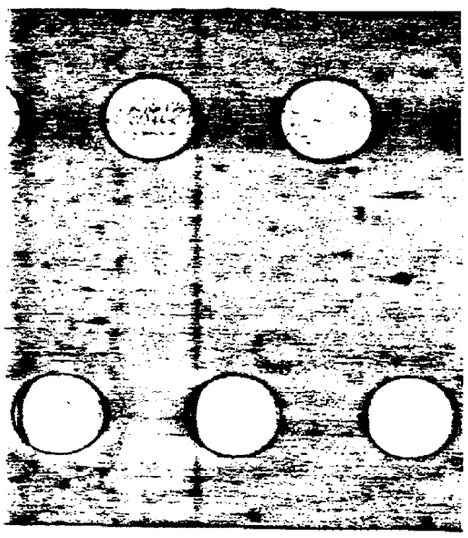
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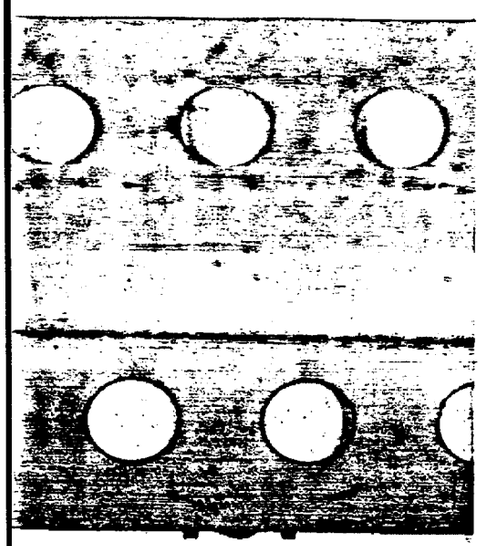
Subscribed and sworn to before me
this 4th day of November, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: Nov 21, 1996

5352 11/07 0101 03CHECK 138.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9513 PG 610

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PREPARATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONSIDERATION	75000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTA.	138.50
CHECK	138.50

11/07/94 01 10:21 0001 5352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06645
IDENTIF. ↑ REFERENCE

94 NOV -7 AM 10:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851630