BOOK 10178 PG 848

96 SEP -4 PM 4:11

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

46

IDENTIF. & REFERENCE

0221402

HOBBS HOUSE CONDOMINIUM
UNIT WARRANTY DEED

FROM: Georgia Rose Harb

TO: Phillip A. Lyons

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Attorney
213 Fifth Avenue North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO:MAP-PARCEL NUMBERS
131-2A/par.5

Phillip A. Lyons
Unit A-5, Hobbs House
2116 Hobbs Rd.
Nashville , TN 37215

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Subscribed and sworn to before me, this the 30th day of August, 1996.

Phillip A. Lyons
Affiant

My Commission Expires: 3/22/97

Mona C. Brandon
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by **PHILLIP A. LYONS**, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, **GEORGIA ROSE HARB**, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, **PHILLIP A. LYONS**, his heirs and assigns, certain land or real estate in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit Number A-5 of HOBBS HOUSE APARTMENTS, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Book 5289, Page 515, Book 5292, page 958, and Book 5893, page 612, as amended in Book 7802, page 299, Register's Office for said County. Said By-Laws were amended in Book 6822, page 893, and in Book 7824, page 974, said Register's Office. Reference is made to the Plan of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to the Grantor herein by Trustee's Deed of record in Book 8109, Page 429, Register's Office for said County.

This conveyance is subject to taxes for the year 1996, which the Grantee has assumed and agreed to pay as part of the consideration for this transaction, restrictions, assessments, liens, easements and restrictive covenants as contained in Master Deed(s) and By-Laws referenced above, as well as maintenance fees and special assessments set forth therein.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

Further, this conveyance is subject to:

(1) The terms and conditions of the Horizontal Property Act of Tennessee.

(2) The premises are conveyed subject to the terms, conditions, rights,interests,easements, options, burdens, assessments and other undertakings, which may be vested in others, pursuant to the said Master Deed and By-Laws, as amended.

This is improved property known as Unit A-5, Hobbs House Apartments, 2116 Hobbs Rd., Nashville, TN 37215.

By acceptance of this deed of conveyance, Grantee agrees to abide by the terms and conditions of the Master Deed and all amendments thereto, the By-Laws, rules and regulations of the condominium homeowners' association.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said **PHILLIP A. LYONS**, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this the 30th day of August, 1996.

Georgia Rose Harb

GEORGIA ROSE HARB
[Acting by and through her
Attorney-in-Fact:]

C. Andrew Howell IV
[Under Power of Attorney recorded in
Book 8442, page 919, said Register's Office]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared C. Andrew Howell IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the true and lawful Attorney in Fact of GEORGIA ROSE HARB, the within bargainor, an individual, and that he as such Attorney in Fact of GEORGIA ROSE HARB, executed the foregoing instrument for the purposes therein contained, by signing the name of the GEORGIA ROSE HARB by himself as such Attorney in Fact.

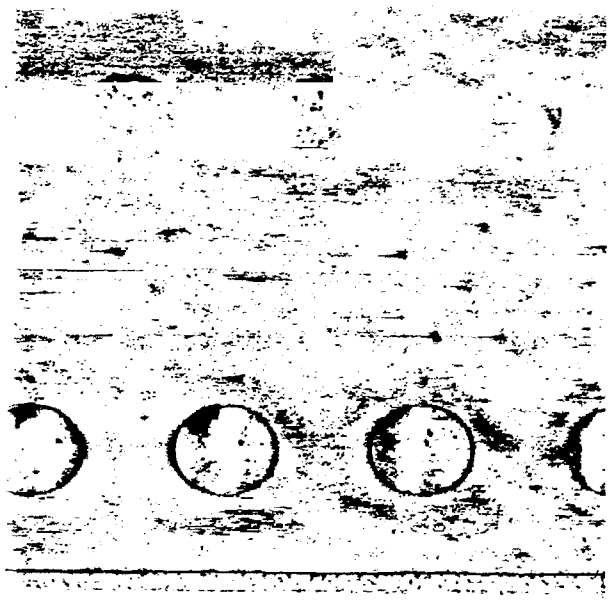
Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of August, 1996.

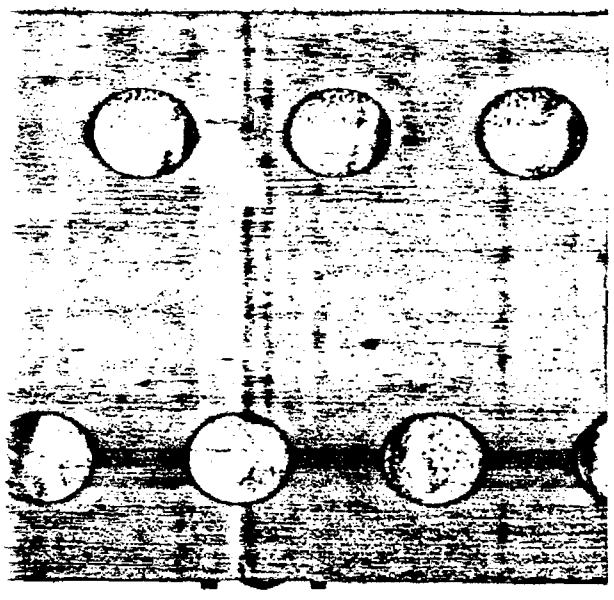
Mona C. Brandon

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/22/97.

4345 09/04 0101 03CHECK 223.90





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

RECEIVED OF _____

FOR _____

BOOK 10178 PG 851

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 - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	57000.00
CON TX	210.90
PRFEE	1.00
WDEED	12.00
TOTAL	223.90
CHECK	223.90

09/04/96 01 16:14 0001 4345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221402
IDENTIF. ↑ REFERENCE

96 SEP -4 PM 4:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026848