BOOK 10349 PG 832

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS AND GORDON, PLLC
315 DEADERICK STREET, SUITE 1905
NASHVILLE, TENNESSEE 37238

The actual consideration for this transfer or value of property (whichever is greater) is $59000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Lester E Blackwell
Affiant

Sworn to and subscribed before me this 14th day of February, 1997.

Mary Kelley
Notary Public
My Commission Expires: 3-27-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
2116 Hobbs Road, Unit J-4
Nashville, Tennessee 37215

SEND TAX BILL TO:
SouthTrust Mortgage Corporation
P. O. Box 532060
Birmingham, AL 35253-2060
Map: 131-2-A
Parcel: 55 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Estate of C. Bryan Hoskins, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Lester E. Blackwell, a married man, hereinafter the GRANTEE, their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 2116 Hobbs Road, Unit J-4, Nashville, Tennessee 37215.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, which include without limitation, the following:

1. 1997 real property taxes, a lien not yet due and payable.

2. 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 Davidson County, Tennessee, which set forth restrictions, assessments, liens and other matters, and to which reference is hereby made for more particulars.

Said By-Laws were amended in Book 6822, page 893, and in Book 7824, page 974, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson county, Tennessee, which includes minimum building setback lines and easements, to which Plan reference is hereby made for a more complete description thereof.

4. Subject to rights of others in and to the common areas/elements.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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 14th day of February, 1997.

GRANTOR:

Estate of C. Bryan Hoskins

BY: Dean Dorsey Hoskins

Dean Dorsey Hoskins, executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dean Dorsey Hoskins, 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, at office, this 14th day of February, 1997.

Mary Dolley

Notary Public

MARY DOLLEY NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

My Commission Expires: 3-27-99

0273140

IDENTIFICATION/REFERENCE

97 FEB 14 AM 11:15

FEE

DAVIDSON COUNTY, TN.

PICK-UP

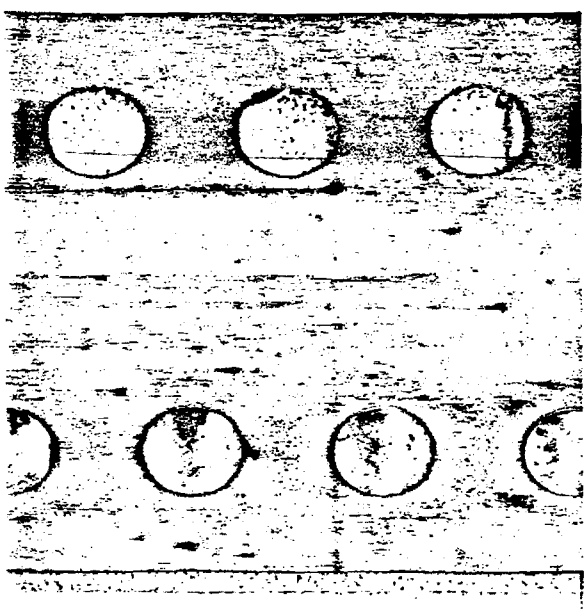
6472 02/14 0101 03CHECK 231.30

EXHIBIT A

The Land is described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-4 on the plan of Hobbs House Condominiums, of record in Book 4594, page 74 and amended in Book 5200, page 54, both in Register's Office for said County, reference to the record thereof being hereby made for full particulars.

Being the same property conveyed to C. Bryan Hoskins, unmarried, by deed from R. Dennis McDowell, unmarried, of record in Book 6548, page 548, Register's Office for Davidson County, Tennessee, C. Bryan Hoskins being deceased.



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

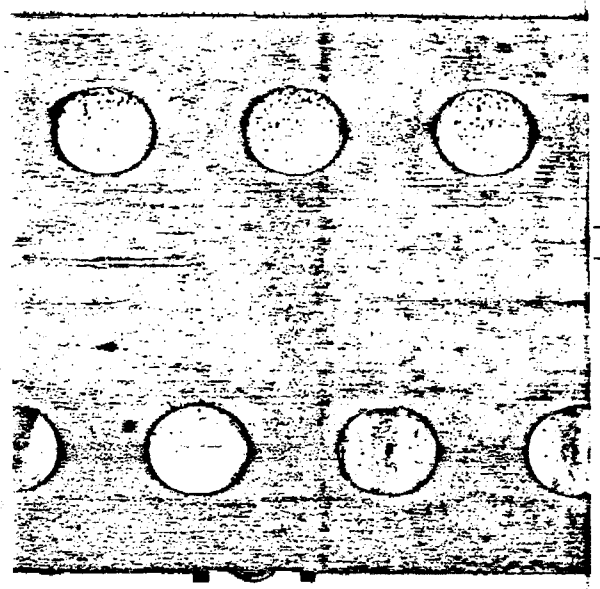
RECEIVED OF _____

FOR _____

BOOK 10349 PG 835

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	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	12.00
TOTAL	231.30
CHECK	231.30

02/14/97 01 11:19 0001 6472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273140
IDENTIF. # REFERENCE

97 FEB 14 AM 11:15

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1116935