BOOK 10458 PG 109

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **May, 1997** between JOHN W. HART, A MARRIED MAN, and SUSAN HART, HIS WIFE, GRANTORs, and RONNIE D. CHERRY and ALICE F. CHERRY, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN W. HART, A MARRIED MAN, and SUSAN HART, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto RONNIE D. CHERRY and ALICE F. CHERRY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 323 FOREST PARK, UNIT #9, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves/itself, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

SUSAN HART, wife of JOHN W. HART, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

JOHN W. HART Signature of Seller

SUSAN HART
Signature of Seller

0306143
IDENTIFICATION REFERENCE

97 MAY 19 PM 12:31
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10458 PG 110

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHN W. HART, A MARRIED MAN, and SUSAN HART, HIS WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **May, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

RONNIE D. CHERRY and ALICE F. CHERRY
P.O. Box 672
Goodlettsville, TN 37072.

Property Address:

323 FOREST PARK, UNIT #9
MADISON, TN 37115

Person Responsible for Taxes:

SAME
P.O. Box 672
Goodlettsville TN 37072

Map & Parcel #: MAP43-13-A, PARCEL 9

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$22,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **May, 1997.**

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A'

BEING Apartment Unit No. 1-9 of Robin Hood Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, page 524, Register's Office for said County, reference to which is hereby made, and said unit being more fully described on the plan of record Plat Book 5200, page 124, said Register's Office. Reference is also made to the Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, page 1566, Office of the Secretary of State, State of Tennessee, and in Book 5383, page 314, said Register's Office.

Being the same property conveyed to JOHN W. HART, by Deed from WILLIAM C. FREEMAN, of record in Deed Book 5411, Page 504, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All real property taxes for the year 1997 and subsequent years, a lien not yet due and payable.

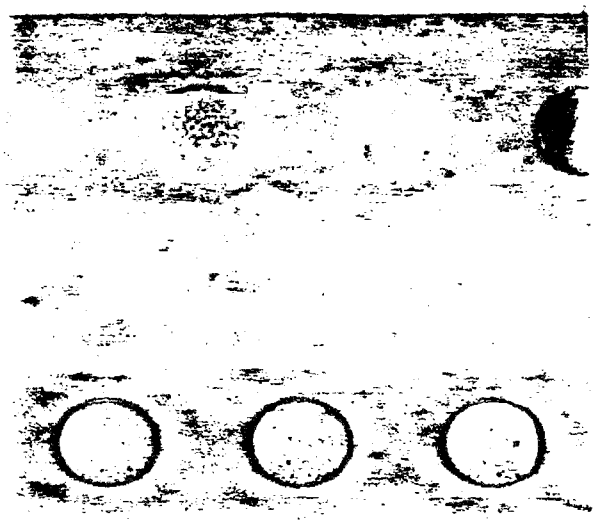
2. All matters set forth on the Plan of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the the Master Deed and By-Laws, of record in Book 5388, page 524, as supplemented in Book 6569, page 149, Register's Office for Davidson County, Tennessee.

5. Charter of Robin Hood Homeowner's Association, of record in Book 5383, page 314, said Register's Office.

6. Easement for sewer and drainage of record in Book 3436, page 486, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10458 PG 112

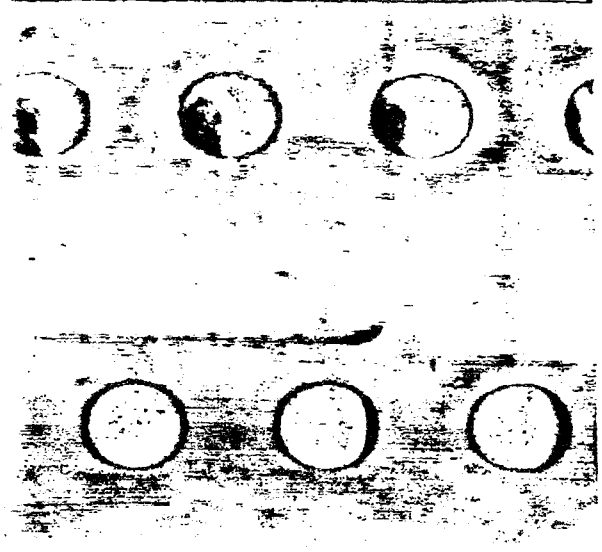
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 22000.00
CON TX 81.40
PRFEE 1.00
WDEED 12.00
TOTAL 94.40
CHECK 94.40

05/19/97 01 12:34 0001 2265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03061143

IDENTIF. # REFERENCE

97 MAY 19 PM 12:32

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1152372