ADDRESS NEW OWNER AND SEND TAX BILLS:
Andrea Rabak
2116 Hobbs Road, N-11
Nashville, TN 37215

BOOK 10990 PG 479

98 JUL 24 PM 3:24

REGISTER'S OFFICE

0454598

MAP NO. 131-02-A
PARCEL NO. 107

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219-2197

Map

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, **JO ANNE HOFSTETTER, unmarried**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto **ANDREA RABAK, unmarried**, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Unit No. N-11, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Jo Anne Hofstetter by deed from Gregory Wynn Huff, unmarried, of record in Deed Book 9406, page 32, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2116 Hobbs Road, N-11, Nashville, Tennessee 37215 ("Property Address").

This conveyance is made subject to:

1. 1998 taxes, which have been pro-rated as of date of deed and assumed by Grantees.

2. Subject to all matters shown on the Plan of record in Book 4595, page 74, as amended in Book 5200, page 54, in said Register's Office.

3. The premises is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration therof; also subject to the easements, rights and interests 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 buildings 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, as amended in Book 5292, page 958, Book 5293, page 612, and in Book 7802, page 299, Register's Office for Davidson County, Tennessee.

4. Subject to By-Laws of record in Book 5289, page 558, as amended in Book 6822, page 893, and in Book 7824, page 974, in said Register's Office.

5. Appointment of Successor Trustee of record in Book 8483, page 670, in said Register's Office.

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

7. Subject to lien for special assessments contained in the Master Deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, representatives, successors and assigns forever. And Grantor does covenant with the said Grantee that she 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 hereinabove set out.

And Jo Anne Hofstetter does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, representatives, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 24 day of June, 1998.

Jo Anne Hofstetter

Jo Anne Hofstetter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $65,000.00.

Andrea Rabak

Sworn to and subscribed before me,

this 24TH day of June, 1998.

5178 06/24 0101 03CHECK 249.50

JAMES C. HOFSTETTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My commission expires: 3-24-01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jo Anne Hofstetter**, 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 and official seal at Nashville, Tennessee, this 24TH day of June, 1998.

JAMES C. HOFSTETTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My commission expires: 3-24-01

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10990 PG 481

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.50
				CHECK 249.50
06/24/98	01			15:24 0001 5178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454598
IDENTIFICATION REFERENCE
98 JUN 24 PM 3:24
DAVIDSON COUNTY, TN.

No. 1310990