0515143

IDENTIF. & REFERENCE

ADDRESS NEW OWNER AND SEND TAX BILLS:
Unit C-7, Hobbs House Condominiums
2116 Hobbs Road
Nashville, TN 37215

98 NOV 20 AM 11:16

REGISTER
DAVIDSON COUNTY, TN.

MAP NO. 131-02-A
PARCEL NO. 16

9788 11/20 0101 03CHECK 307.00

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 312, 95 White Bridge Road
Nashville, TN 37205-1484

BOOK 11214 PAGE 335

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, **GRISWOLD ENTERPRISES L.P.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRIAN LEE SCHULMAN, unmarried**, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. C-7, 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 Griswold Enterprises L.P. by quitclaim deed from Nelson L. Griswold, Jr. and wife, Nancy J. Griswold, of record in Book 11063, page 683, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2116 Hobbs Road, Unit C-7, Nashville, Tennessee 37215 ("Property Address").

This conveyance is made subject to:

1. 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.

2. 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 thereof; 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.

3. 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.

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

5. Rights of others in and to the common areas/elements.

6. Lien for special assessments contained in the Master Deed.

7. Charter of Incorporation of Hobbs House Homeowners' Association of record in Book 5296, page 609, Register's Office for Davidson County, Tennessee.

8. Quitclaim Deed of common areas to the Homeowners' Association of record in Book 5848, page 179, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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 heirs, representatives, successors and assigns forever. And Grantor does covenant with the said Grantee that it 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 Griswold Enterprises L.P. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, representatives, successors and assigns against the lawful claims of all persons whomsoever.

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WITNESS my hand this 19th day of November, 1998.

GRISWOLD ENTERPRISES L.P.
By: Griswold Management, Inc.
General Partner

By: Nancy J. Griswold
Nancy J. Griswold

Title: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $80,000.00.

Sworn to and subscribed before me,

this 19th day of November, 1998.

Reesha Leone
Notary Public

REESHA LEONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 5/27/01

My Commission Expires MAY 27, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy J. Griswold**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Secretary** of **Griswold Management, Inc.**, the general partner of the within named bargainor, **Griswold Enterprises L.P.**, a limited partnership, and that as such Secretary, she executed the foregoing instrument for the purpose therein contained by personally signing the names of the corporation and the limited partnership.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of November, 1998.

Reesha Leone
Notary Public

REESHA LEONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 5/27/01

My Commission Expires MAY 27, 2001

\schulman.wd-2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11214 PAGE 337

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 307.00
				CHECK 307.00
			11/20/98 01	11:18 0001 9788

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05151 43
IDENTIF. ↑ REFERENCE

98 NOV 20 AM 11:16
REGISTER
DAVIDSON COUNTY, TN

No. 1374844