Box 28A

25044149

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Instr:20000110000316O Page: 1 OF 3
REC'D FOR REC 01/10/2000 1:00:32PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $96.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Luis Alva
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF JANUARY, 2000

Jo Ann Smith
NOTARY PUBLIC

My Commission expires:9/28/02

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TN

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LUIS ALVA Apt. 1-18 323 Forest Park Rd (NAME) Madison, Tn 37115 (ADDRESS) (CITY) (STATE) (ZIP)	LUIS ALVA Same (NAME) (ADDRESS) (CITY) (STATE) (ZIP)	Map:43-13A Parcel:10 Map: Parcel: Map: Parcel:

FILE # 99120032

Warranty Deed

For and in Consideration Of the sum of $26,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MASON CRAIG KELLEY, a single person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LUIS ALVA

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. I-10 in a Horizontal Property Regime of Robin Hood Condominiums of record in Plat Book 5200, page l24, said Register's Office. to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mason Craig Kelley by deed from Harold Reeves, Trustee, of record in Book l0694, page 943, Register's Office for Davidson County, Tennessee.

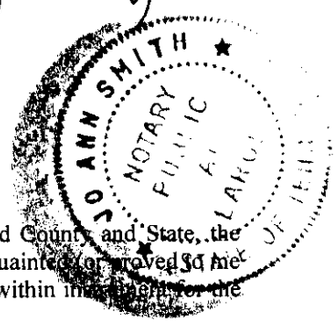
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
(SEE ATTACHED EXHIBIT "A")

This is improved property known as 323 FORREST PARK ROAD, Madison, Tennessee 371150000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 7th day of January, 2000

Mason Craig Kelley
MASON CRAIG KELLEY



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MASON CRAIG KELLEY, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and office seal at the office this 7th day of January, 2000.

Jo Ann Smith
NOTARY PUBLIC

My Commission expires:
September 28, 2002

EXHIBIT "A"

1. Easement, terms and conditions, as set forth in the Agreement for Dedication of Easement, recorded in Book 3436, page 486, said Register's Office. (Affects Common Area)

2. Rights of upper and lower riparian owners to the flow of the waters of any unnamed creek or branch, free from diminution or pollution. (Affects Common Area)

3. The premises herein insured is a condominimum apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 Robin Hood Condominiums, of record in Book 5388, page 524, as amended by Amendment thereto, recorded in Book 11399, page 660, said Register's Office, and as per the Supplement Master Deed recorded in Book 6569, page 149, Register's Office for Davidson County, Tennessee.

4. By-Laws for Robin Hood Condominium and Robin Hood Condominium Association, Inc., being part of the Master Deed for Robin Hood Condominium recorded in Book 5388, page 524, said Register's Office.

5. Rights of other parties, under any and all unrecorded leases and/or agreements, if any.

6. Subject to the liens of any unpaid assessments and/or special assessments.

7. Rights of others in and to the common elements.

8. Matters shown on the Plan of record in Book 5200, page 124, said Register's Office.