This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

Instr:200003130025267 Page: 1 OF 2
REC'D FOR REC 03/13/2000 8:24:37AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

ADDRESS NEW OWNER:
Ronald D. Chance and Nancy A. Chance
111 Butterfield Court
GOODLETTSVILLE TN 37072

SEND TAX BILL:
Owner

MAP AND PARCEL:
MAP 43-13A
PARCEL 59CO/60CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, HUGO LAND COMPANY, INC., a Kentucky corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald D. Chance and wife, Nancy A. Chance, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

323 Forest Park Road, Bldg.5-11 5-12, Map 43-13A Par. 59CO and Map 43-13A-Par.60CO
Certain Condominium Units Nos. 5-11 and 5-12, Robin Hood Condomiums in Davidson County, Tennessee, as 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, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, said Register's Office, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to HUGO LAND COMPANY, INC. by deed from Steven W. Lambert and wife, Anne H. Lambert, of record in Book 10603, Page 479, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Robin Hood Condominium, of record in Book 5388, page 524, et. seq.; supplemented in Book 6569, Page 149; amended in Book 11399, Page 660; By-Laws of record in Book 5388, Page 554; Charter of record in Book 5383, Page 314, and Book 5388, Page 568, Plat of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee.

This conveyance subject to Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 3436, Page 486, said Register's Office.

Taxes for 2000 have been pro-rated and assumed by Grantee.

This is improved property known as 323 Forest Park Road, 5-11 and 5-12, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald D. Chance and wife, Nancy A. Chance, their heirs and assigns, forever; and HUGO LAND COMPANY, INC., a Kentucky corporation does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of February, 2000.

HUGO LAND COMPANY, INC., a Kentucky corporation

Terry M. Hale, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Terry M. Hale as Secretary of HUGO LAND COMPANY, INC., a Kentucky corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at , this the 29th day of February, 2000.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $

AFFIANT

Subscribed and sworn to before me this 28th day of February, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC DAVIDSON COUNTY