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

Instr:200004050034257 Page: 1 OF 3
REC'D FOR REC 04/05/2000 1:02:25PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $118.40

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **April, by and between HUGO LAND COMPANY, INC., A KENTUCKY CORPORATION, hereinafter called GRANTOR, and ADA B. WEAVER, hereinafter called GRANTEE.**

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 are hereby acknowledged, I/WE, HUGO LAND COMPANY, INC., A KENTUCKY CORPORATION, GRANTOR, does hereby bargain, sell, transfer and convey unto ADA B. WEAVER, hereinafter referred to as GRANTEE, his/her 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 GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 DRIVE, UNIT 5-1, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds ITSELF, its successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

HUGO LAND COMPANY, INC.

BY: _____

_____,
PRESIDENT, Signature of Seller

X

CORPORATE Kentucky
STATE OF ~~TENNESSEE~~)
COUNTY OF Warren)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Neal Turner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be PRESIDENT of HUGO LAND COMPANY, INC., the within named bargainor, a Kentucky corporation, and that he/she as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as PRESIDENT.

Witness my hand, at office, in , DAVIDSON County, this **3rd**, day of **April, 2000**.

Notary Public

My Commission Expires: 2-19-01

Name and Address of Property Owner:

ADA B. WEAVER

323 FOREST PARK DRIVE, UNIT 5-1
MADISON, TN 37115

Property Address:

323 FOREST PARK DRIVE, UNIT 5-1
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-13-A, PAGE 49

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 **$32,000.00** 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.

X Ada B. Weaver
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **April, 2000.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

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

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being unit 5-1 on the Plan of Robin Hood Condominiums, as of record in Plat Book 5200, page 124 and established according to the Master Deed of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to HUGO LAND COMPANY, INC. by Deed from STEVEN W. AND ANNE H. LAMBERT, of record in Book 10603, page 479, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years not yet due and payable (MAP 43-13-A, PAGE 49)

2. All matters as set forth on the Plan of record in Plat Book 5200, page 124, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

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 hereaftert established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Robin Hood Condominiums appended thereto, of record in Book 5388,
page 524, as amended in Book 11399, page 660, Register's Office for DAVIDSON County, Tennessee.

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

6. Land Use Restriction Agreement between Resolution Trust Corporation, and HUGO LAND COMPANY, INC., A KENTUCKY CORPORATION, which is to run with the land for a total period of 40 years, of record in Book 8409, page 608, Register's Office for DAVIDSON County, Tennessee. Said Land Use Restriction Agreement was subsequently assigned to ADA B. WEAVER from HUGO LAND COMPANY, INC., A KENTUCKY CORPORATION, by Assignment of record in Book 10603, page 492, said Register's Office.