Bk 4736

(2)

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian,Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

Instr:200006280064392 Page: 1 OF 3
REC'D FOR REC 06/28/2000 2:19:16PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $266.40

Name and Address of New Owner:

James Mark Sorrells
2116 HOBBS RD J-2
NASHVILLE, TN. 37215

Send Tax Bills To:

SAME

Street Address of Subject Property:
2116 Hobbs Road, Unit J-2
Nashville, TN 37215

Map Parcel:
131-2-A-53.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **CHAD C. BANKS AND WIFE, KATHRYN V. BANKS,(GRANTORS")** have bargained and sold, and by these presents do transfer and convey unto to **JAMES MARK SORRELLS ("GRANTEE")** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit J-2 of Hobbs House Condominium Apartments, as of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office forDavidson County, Tennessee and by Master Deed of record in Book 5289, page 515, as amended in Book 5292, page 950, Book 5298, page 612 and Book 7802, page 299, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chad C. Banks and wife, Kathryn V. banks by warranty deed from Chad C. Banks to create a tenancy by the entirety of record in Book 10571, page 618, and previously conveyed to Chad C. Banks by warranty deed from Andrew M. Gill and Charles M. Gill, as of record in Book 10096, page 685, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the recorded plat of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee.

2. Taxes for 2000, which have been prorated and assumed by Grantee.

3. The premises herein described 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 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 rgime and buildings thereon; and also including, without limitation, 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 as of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5298, page 612, and Book 7802, page 299, Registr's Office for Davdison County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTORS their heirs and assigns, forever, and GRANTOR do covenant with the said GRANTEE that they 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 herein set out; and GRANTORS do further covenant and bind themselves, their heirs and and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 27th day of June, 2000.

Chad C. Banks

Kathryn V. Banks

By: Atty. in Fact
Chad C. Banks
Atty. In Fact

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 27th day of June, 2000, before me personally appeared Chad C. Banks to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained, and who executed the foregoing instrument in behalf of Kathryn V. Banks, and acknowledged that he executed the same as the free act and deed of the said Kathryn V. Banks.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of June, 2000.

Notary Public
My commission expires: 5/30/2004

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $72,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2000.

Notary Public
My commission expires: 5/30/2004

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE