18B

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

Instr:20000718007091S Page: 1 OF 3
REC'D FOR REC 07/18/2000 1:29:33PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $160.95

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of July, 2000 by and between HUGO LAND COMPANY, INC, A KENTUCKY CORPORATION, hereinafter called GRANTOR, and CHLORENE M. PRIDDY, UNMARRIED, and REBECCA L. PRIDDY, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called GRANTEEs.

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 is hereby acknowledged, HUGO LAND COMPANY, INC, A KENTUCKY CORPORATION, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto CHLORENE M. PRIDDY, UNMARRIED, and REBECCA L. PRIDDY, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEEs, THEIR 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 any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (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 BLDG 4 UNIT 4, MADISON TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEEs 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 and assigns, to warrant and forever defend the title to said GRANTEEs, their successors and assigns, against the lawful claims of all persons whomsoever.

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

HUGO LAND COMPANY, INC.
A KENTUCKY CORPORATION

by: _____

NEAL TURNER, PRESIDENT
Signature of Seller

CORPORATE
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **NEAL TURNER, PRESIDENT**, 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, and that he as such **PRESIDENT**, executed the foregoing instrument for the purpose therein contained, by signing the name of the CORPORATION by himself as **PRESIDENT**.

Witness my hand, at office, in Madison Davidson County, Tn, this 14, day of July, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CHLORENE M. PRIDDY and REBECCA L. PRIDDY
323 FOREST PARK DRIVE BLDG 4 UNIT 4
MADISON TN 37115

Property Address:

323 FOREST PARK DRIVE BLDG 4 UNIT 4
MADISON TN 37115

Person Responsible for Taxes:

FIRST HORIZON HOME LOAN CORPORATION
P.O. BOX 19664, IRVINE, CA 92623-9664

Map & Parcel #: MAP 043-13-0-A, PARCEL 044.00CO

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 **$43,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **July, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being unit 4-4 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 of Davidson County, Tennessee.

BEING a portion of the same property conveyed to HUGO LAND COMPANY, INC, A KENTUCKY CORPORATION, by Warranty Deed from STEVEN AND ANNE 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 043-13-0-A, PARCEL 044.00CO, 1999 REAL PROPERTY TAXES ARE PAID).

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 hereafter 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, and corrected in Book 9341, page 769, Register's Office for DAVIDSON County, Tennessee. Said Land Use Restriction Agreement was subsequently assigned to HUGO LAND COMPANY, INC, A KENTUCKY CORPORATION from Steven W. Lambert and wife, Anne H. Lambert, by Assignment of record in Book 10603, page 492, said Register's Office.