WARRANTY DEED

KATHY HAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES: 12-12-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin P. Moser	BANK OF AMERICA, N.A.	105-10-0-A
(NAME)	(NAME)	
2020 Beech Avenue, #C-8	P. O. Box 9001092	303.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Louisville, KY 40290-1092	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hostettler, Neuhoff & Davis, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin P. Moser, unmarried

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-8 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, and amended in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on Exhibit Map to the Master Deed of record in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Hostettler, Neuhoff & Davis, LLC, a Tennessee limited liability company, by Deed from Cabana, LLC, a Tennessee limited liability company, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200005240051854.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 2020 Beech Avenue, #C-8, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs 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 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 17th day of January, 2001

Hostettler, Neuhoff & Davis, LLC

By: Carl A. Neuhoff, Jr.

Carl A. Neuhoff, Jr., Secretary

Davidson County DEEDWARR
Recvd: 01/22/01 14:33 2pgs
Fees:11.00 Taxes:197.95

20010122-0006489

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Carl A. Neuhoff, Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary and _____ respectively of the Hostettler, Neuhoff & Davis, LLC the within named bargainor, a partnership, and that he as such Secretary and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Carl A. Neuhoff, Jr. as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 17th day of January, 2001.

My commission expires 12-12-04

Notary Public

KATHY HAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to Master Deed of BeechTree Condominium of record in Book 11174, Page 284 and as amended in Book 11680, Page 193 and By-Laws of BeechTree Condominium Owners' Association , Inc. of record in Book 11174, Page 328, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.