Box 28A

D/O 30027

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

Davidson County DEEDWARR
Recvd: 03/16/01 14:10 3pgs
Fees:15.00 Taxes:92.50
20010316-0025443

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **March, 2001, by and between CANDICE JO CALDWELL, UNMARRIED, hereinafter called Grantor, and LUIS ALVA, AN UNMARRIED MAN, 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, CANDICE JO CALDWELL, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto LUIS ALVA, AN UNMARRIED MAN, 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 ROAD, BLDG 1, UNIT 14, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their 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 HERSELF and his/her 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.

CANDICE JO CALDWELL Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CANDICE JO CALDWELL, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of March, 2001.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2001

Name and Address of Property Owner:

LUIS ALVA, AN UNMARRIED MAN

323 FOREST PARK ROAD, BLDG 1, UNIT 14
MADISON, TN 37115

Property Address:

323 FOREST PARK ROAD, BLDG 1, UNIT 14
MADISON, TN 37115

Person Responsible for Taxes:

SAME AS NEW OWNER

Map & Parcel #: MAAP 43-13-A, PARCEL 14

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 **$25,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **March, 2001.**

Notary Public

My Commission Expires: 7-26-2003

RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
336 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Unit No. 14 of Building No. 1 of Robin Hood Condominiums, a horizontal property regime established by Master Deed of record in Book 5388, page 524, the Plat of which is of record in Plat Book 5200, at page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph A. Caldwell by Deed from Terry Lynn Tatum and wife, Jennifer D. Tatum, of record inn Book 7315, page 147, Register's Office for Davidson County, Tennessee. The said Joseph A. Caldwell having since died INTESTATE, his estate was administered in the Probate Court for Davidson County, Tennessee, and the property was conveyed to his daughter, Candace Jo Caldwell, by Quitclaim Deed from Catherine Holzapfel Caldwell, by WARRANTY DEED from TERRY LYNN TATUM ET UX, of record in BOOK 11326, PAGE 449, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years not yet due and payable (MAAP 43-13-A, PARCEL 14).

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.