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THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace,, Attorney*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	STATE OF TENNESSEE] COUNTY OF DAVIDSON] *The actual consideration or value, whichever is greater, for this transfer is $190,000.00.* Kent Hodges *Affiant* *Notary Public* *My commission expires:*

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires November 28, 2001
STATE OF TENNESSEE

Name and Address of New Owner:

James Stroud
C/o Gary Smith & Co.
900 Division Street
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 05/02/01 16:15 2pgs
Fees:11.00 Taxes:703.00
20010502-0045059

Send Tax Bills To:

James Stroud
C/o Gary Smith & Co.
900 Division Street
Nashville, TN 37203

Street Address of Subject Property:	**Map and Parcel:**
129 Hampton Place Nashville, TN 37215	117-07-C-129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **KENT HODGES AND WIFE, RENEE HODGES, ("GRANTORS")** have bargained and sold, and by these presents do transfer and convey unto To **JAMES STROUD, ("GRANTEE"),** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 129 on the Plan of Hampton Place Townhomes, as of record in Book 5200, page 421, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Kent Hodges, married, by deed from Magaret C. Knight, married, as of record in Book 10641, page 519, 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 Plat Book 5200,page 421, Register's Office for Davidson County, Tennessee.

2. 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 regime 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 Hampton Place Condominiums, as of record in Book 5891, page 897, and By-Laws, as of record in Book 5897, page 937, Register's Office for Davidson 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 GRANTEE, his heirs and assigns, forever, and GRANTORS 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 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 1 day of May, 2001.

Kent Hodges

Kent Hodges

Renee Hodges

Renee Hodges

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this ____day of May, 2001, before me personally appeared Kent Hodges and wife Renee Hodges, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1 day of May, 2001.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: