PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
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RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

W & I Ref: (sk) Title No: 42312
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/30/01 10:09 2pgs
Fees:11.00 Taxes:384.43
20010530-0055652

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jill Tomalty Richard L. Tomalty 103 Summit Ridge Nashville, TN 37215	Franklin American Mortgage Co. 501 Corporate Centre Drive Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 131-5-B-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 103,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chris Hauser, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jill Tomalty and spouse, Richard L. Tomalty,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 on the Plan of Four Seasons, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5050, page 30, as further set out as Exhibit "D" to the Master Deed of record in Book 6841, page 349, amended in Book 6847, page 122, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Chris Hauser by deed from Alan L. Matthews and wife, Edna P. Matthews of record in Book 9570, page 235, Register's Office for Davidson County, Tennessee.

Carmen Hauser joins in this conveyeance soley to convey any and all marital interest she may have in the subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 30 as further set out as Exhibit "D" to the Master Deed of record in Book 6841, page 349 amended in Book 6847, page 124, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6841, page 349, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Easement Agreements between Four Seasons Associates, Inc., and Top of the Hill joint venture, of record in Book 6869, page 162, re-recorded in Book 6870, page 966, and Book 7776, page 89, said Register's Office.

This is improved property, known as: 103 Summit Ridge, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2001.

Chris Hauser **Carmen Hauser**

State of Tennessee
County of Davidson

On this 25th day of May, 2001, before me the undersigned authority, personally appeared **Chris Hauser and Carmen Hauser**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

State of Tennessee
County of Williamson My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 103,900.00

Johnette Stanley
Affiant

Sworn and subscribed before me on the 25th day of May, 2001.

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: _____ Kathy Snider
Notary Public