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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>MUDTER & PATTERSON<br>ATTORNEYS-AT-LAW<br>2000 Richard Jones Rd.,Suite 110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 18027 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $117,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of May, 2001.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| SHAUNA D. BLEDSOE | AMSOUTH MORTGAGE COMPANY, IN | 117-3-D |
| 239 Hillsboro Place | 2050 Parkway Office Circle | 239 |
| Nashville, Tennessee 37215 | Birmingham, Alabama 35244 | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID HOBBS AND WIFE, KATHRYN G. HOBBS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SHAUNA D. BLEDSOE,* ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *UNMARRIED

This is improved property located at 239 Hillsboro Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2001.

Davidson County DEEDWARR
Recvd: 06/01/01 14:53 3pgs
Fees:15.00 Taxes:432.90

20010601-0057195

DAVID HOBBS

KATHRYN G. HOBBS

By: Kathryn G. Hobbs BY
DAVID HOBBS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY
RECORDED SIMULTANEOUSLY
HEREWITH

*Instrument # 20010601-0057194

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID HOBBS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2001.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

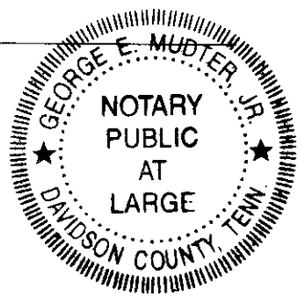
Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID HOBBS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said KATHRYN G. HOBBS, and is authorized by the said KATHRYN G. HOBBS, to execute this instrument on behalf.

Witness my hand, at office, this 30th day of May, 2001.

My Commission Expires:_____




My Commission Expires
September 25, 2004

Notary Public

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit 239 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, pages 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37, amended in Book 8140, page 689, said Register's Office.

Being the same property conveyed to David Hobbs and wife, Kathryn G. Hobbs by deed from Buchanan Realty Company, Inc., a Tennessee corporation of record in Book 11056, page 133, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6740, page 37, amended in Book 8140, page 689; (3) Easements of record in Book 3965, page 909, Book 4158, page 34, Book 6595, page 58, Book 3531, pages 572 and 576, Book 3531, page 592, and Book 1877, page 581; (4) Agreement of record in Book 6629, page 452; (5) Charter of record in Book 6747, page 6; and (6) All matters appearing on the Plan of record in Plat Book 6250, pages 751 thru 753, said Register's Office.