THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18255**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00 Affiant Subscribed and sworn to before me, this 21st day of August, 2001. Notary Public My Commission Expires: 11/18/01

Davidson County DEEDWARR
Recvd: 10/01/01 08:40 3pgs
Fees:18.00 Taxes:666.00

20011001-0105388

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JENNIFER L. DALTON 123 Hampton Place Nashville, Tennessee 37215	R. E. MORTGAGE 111 Westwood Place, Ste. 104 Brentwood, Tennessee 37027	MAP 117-7-C PAR 123.00CO FB 7DA90536

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, WILLIAM M. HOVIS, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JENNIFER L. DALTON, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 123 Hampton Place, Nashville, Tennessee 37215.

Sandra L. Hovis, spouse of William M. Hovis, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said William M. Hovis.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August, 2001.

William M. Hovis

by _____

WILLIAM M. HOVIS
BY GEORGE E. MUDTER, JR.
ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING
RECORDED SIMULTANEOUSLY HEREWITH

Sandra L. Hovis

by _____

SANDRA L. HOVIS
BY GEORGE E. MUDTER, JR.
ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING
RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, George E. Mudter, Jr., 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 William M. Hovis and is authorized by the said William M. Hovis to execute this instrument on his behalf.

Witness my hand, at Office, this 21st day of August, 2001.

Notary Public

My Commission Expires: 11/18/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, George E. Mudter, Jr., 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 Sandra L. Hovis and is authorized by the said Sandra L. Hovis to execute this instrument on her behalf.

Witness my hand, at Office, this 21st day of August, 2001

Notary Public

My Commission Expires: 11/18/01

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 123 on the Plan of Hampton Place Townhomes of record in Plat Book 5200, page 421, 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 Hampton Place Townhomes, a horizontal property regime established by Master Deed of record in Book 5891, page 897, said Register's Office.

Being the same property conveyed to William M. Hovis by deed from Elbert N. Carroll, Jr., unmarried of record in Book 7909, page 615, 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 5891, page 897; (3) Charter of record in Book 5894, page 756, Book 7570, page 314, Book 7866, page 388; (4) Storm water detention agreement of record in Book 5861, page 436; (5) Easements of record in Book 4110, page 257; and (6) All matters appearing on the Plan of record in Plat Book 5200, page 421, said Register's Office.