This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Luis A. Alva
5859 Hickory Ridge Road
Lebanon, Tennessee 37087

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **043-13-0-A**
GROUP
PARCEL **294.72**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christian E. Botts, married** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Luis A. Alva, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Apartment Unit No. 1-16 of Robin Hood Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium apartments, of record in Book 5200, page 124, Register's Office fro Davidson County, Tennessee, for a more complete identification and description of such unit.
>
> Being the same property conveyed to Christian E. Botts, married by deed from The Resource Foundation, Inc., a Tennessee non-profit corporation dated February 24, 1994, of record in Book 9265, page 436, Register's Office for Davidson County, Tennessee.

This is improved property known as 3232 Forest park Road, Building 1, Apartment 16, Nashville, Tennessee 37115.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

Davidson County DEEDWARR
Recvd: 12/07/01 08:41 3pgs
Fees:18.00 Taxes:85.10
20011207-0134746

1. Subject to Real Property Taxes for 2001, a lien not yet due and payable. Map 043-13-0-A, Group , Parcel 294.72. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2001 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 6569, page 149; and Book 8977, page 595 and Master Deed of record in Book 5388, page 524 and amended in Book 11399, page 660, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 520, page 124, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantor does covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his heirs and representatives, 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.

WITNESS my hand this the 3rd day of December, 2001.

Christian E. Botts

Christian E. Botts

Heidi Botts

Heidi Botts

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christian E. Botts and wife, Heidi Boots** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of December, 2001.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $23,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of December, 2001.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004

PATRICIA M. GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires Dec. 15, 2004