This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Erica Lane Morrow and Ricky L. Morrow
P. O. Box 100
Hohenwald, TN 38462

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 07/16/02 16:02 2pgs
Fees:13.00 Taxes:251.60
20020716-0085785

MAP AND PARCEL:
MAP 131-2A
PARCEL 3.00 CO
7DA-79108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John M. Rothberg Jr. and Elaine Rothberg, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Erica Lane Morrow and Ricky L. Morrow, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No A-3 in a Horizontal Property Regime of Hobbs House Condominium Apartments record in Book 4595, page 74, and as amended in Book 5200, Page 54, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John M. Rothberg, Jr. and Elaine Rothberg, by deed from Nancy Spann Graham, formerly Nancy L. Spann, and William James Graham of record in Book 9586, Page 299, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Hobbs House Condominium, of record in Book 5289, page 515, and as amended in Book 5292, Page 958; Book 5293, Page 612; Book 6822, Page 893; Book 7802, Page 299; and Book 7824, Page 974; Charter of record in Book 5296, Page 689, Register's Office for Davidson County, Tennessee.

Taxes for 2002 have been pro-rated and assumed by Grantees.

John M. Rothberg Jr. executed this instrument on behalf of Elaine Rothberg pursuant to a Power of Attorney which is being placed of record currently herewith. John M. Rothberg, Jr., and Johm M. Rothberg is one and the same person.

This is improved property known as 2116 Hobbs Road, A-3, 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 Erica Lane Morrow and Ricky L. Morrow, their heirs and assigns, forever; and we, John M. Rothberg Jr. and Elaine Rothberg do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of July, 2002.

John M. Rothberg Jr.

Elaine Rothberg by John M. Rothberg Jr.
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John M. Rothberg Jr. the bargainor, 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 Nashville, Tennessee, this the 15th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me John M. Rothberg Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 15th day of July, 2002.

Notary Public

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 68,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of July, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004