Davidson County DEEDWARR
Recvd: 07/23/02 08:42 2pgs
Fees:13.00 Taxes:329.30

20020723-0088016

Dav. CO. File Box 14-A
jtc file no. 15269-1

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41058**

WARRANTY DEED

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMM. EXPIRES MARCH 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 89,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **19th DAY OF JULY, 2002.**

Deborah H Berrie
Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
Jonathan M. Finkel 2116 Hobbs Road, Unit J-9 Nashville, TN 37215	SunTrust Mortgage Inc. P.O. Box 79041 Baltimore, MD 21279-0041	Map 131-02-0-A Parcel 060co

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, CHRISTOPHER E. TALBERT, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONATHAN M. FINKEL

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. J-9 of the Hobbs House Condominium Apartments, a horizontal property regime, created under Title 66, section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Hobbs House, of record in Book 5289, Page 515, and as amended in Book 5292, Page 958, in Book 5289, Page 515, and as amended in Book 5292, Page 958, in Book 5293, Page 612, and in Book 7802, Page 299, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5289, page 558, and as amended in Book 6822, Page 893, and in Book 7824, Page 974, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, and as supplemented in Book 5200, Page 54, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Christopher E. Talbert, Unmarried, by deed from Jeffrey T. Greene, Unmarried, of record in Instrument Number 20000905-0087667, Register's Office for Davidson County, Tennessee.

THE premises conveyed insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned, also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utililty easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium Apartments, of record aforementioned; easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Unimproved ( )

This is improved (X) property, known as **2116 Hobbs Road, Unit J-9, Nashville, Tennessee 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 GRANTEES, their heirs and assigns forever, and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND THIS 19TH DAY OF JULY, 2002.

CHRISTOPHER E. TALBERT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHRISTOPHER E. TALBERT, UNMARRIED, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of JULY, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.