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First Title & Escrow Co., Inc.
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File #19271

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for
this transfer or value
(whichever is greater)
is $61,000.00.

Davidson County DEEDWARR
Recvd: 08/21/02 11:44 2pgs
Fees:13.00 Taxes:225.70
20020821-0101175

Affiant

Subscribed and sworn to before me, this
16th day of August 2002.

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

Notary Public

My Commission Expires: My Commission Expires October 15, 2004

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 312
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
John T. Hardin 2116 Hobbs Road, Apt. I-8 Nashville, TN 37215	Capital Bank & Trust Co. 1820 West End Avenue Nashville, TN 37203	131-020-A

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, **Holly C. Hofstetter, unmarried, f/k/a Holly C. Boorn**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto **John T. Hardin**, unmarried, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Unit No. I-8, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Holly C. Boorn a/k/a Holly C. Hofstetter by deed from William S. Hofstetter, of record in Deed Book 11652, page 123, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2116 Hobbs Road, I-8, Nashville, Tennessee 37215 ("Property Address").

This conveyance is made subject to:

1. 2002 taxes, which have been pro-rated as of date of deed and assumed by Grantee.

2. Subject to all matters shown on the Plan of record in Book 4595, page 74, as amended in Book 5200, page 54, in said Register's Office.

3. The premises is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is

subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests 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 buildings thereon; 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 in Book 5289, page 515, as amended in Book 5292, page 958, Book 5293, page 612, and in Book 7802, page 299, Register's Office for Davidson County, Tennessee.

4. Subject to By-Laws of record in Book 5289, page 558, as amended in Book 6822, page 893, and in Book 7824, page 974, in said Register's Office.

5. Appointment of Successor Trustee of record in Book 8483, page 670, in said Register's Office.

6. Subject to rights of others in and to the common areas/elements.

7. Subject to lien for special assessments contained in the Master Deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, personal representatives, successors and assigns forever. And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as hereinabove set out.

And Holly C. Hofstetter f/k/a Holly C. Boorn does further covenant and bind herself, her heirs, personal representatives, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, representatives, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 16 day of August, 2002.

Holly C. Hofstetter

Holly C. Hofstetter

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 **Holly C. Hofstetter f/k/a Holly C. Boorn**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 2002.

Notary Public

My commission expires:_____

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

My Commission Expires
September 25 2004