STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of December, 2002.

SCOTT D. WEAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/28/03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Russell H. Keller
2116 Hobbs Road, Unit G-5
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 12/27/02 08:43 2pgs
Fees:13.00 Taxes:329.30
20021227-0159352

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel:

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Whitney L. Malone and Lola C. Scott, both single persons,** hereinafter referred to as Grantors, hereby transfers and conveys to **Russell H. Keller, unmarried,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit G-5 on the Site Plan of Hobbs House Condominium Apartment, of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Whitney L. Malone and Lola C. Scott, both single persons, by deed from Donald C. Orr and wife, Eve L. Orr of record in Book 11443, page 758, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5289, page 515; Book 5292, page 958; Book 5293, page 612; and Book 7802, page 299, Register's Office for Davidson County, Tennessee.

Power of Attorney for Lola C. Scott of record in Book 11443, page 757, Register's Office for Davidson County, Tennessee.

Site Plat of record in Book 4060, page 200; and Book 4595, page 74, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 5296, page 689, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 5848, page 179, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6822, page 893; and Book 7824, page 974, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying his prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 2116 Hobbs Road, Unit G-5, 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 **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my 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. 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 20th day of December, 2002.

Whitney L. Malone by Janice Luckett attorney in fact
Whitney L. Malone by Janice Luckett, attorney-in-fact

Lola C. Scott by Janice Luckett attorney in fact
Lola C. Scott by Janice Luckett, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Luckett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the attorney-in-fact for Whitney L. Malone and Lola C. Scott and who further acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2002.

Notary Public

My Commission Expires: 11-22-05

07036-13W