Davidson County DEEDWARR
Recvd: 04/23/03 10:54 2pgs
Fees:13.00 Taxes:239.98

20030423-0054075

WARRANTY DEED

G-FH-03-2116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,860.00

Peggy McLain Wallace
Affiant

Subscribed and sworn to before me, this 4th DAY OF April, 2003.

Notary Public

My Commission Expires SEP. 25, 2004
MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy McLain Wallace		
2116 Hobbs Road Unit I-11 (ADDRESS)	(NAME) (ADDRESS)	131-2-A-50 CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we E. J. SOMMER, JR. AND JOYCE A. SOMMER, MARRIED AND JORED SOMMER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PEGGY MCLAIN WALLACE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. I-11 of the Hobbs House Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Record in Book 4595, Page 74, amended in Book 5200, Page 54, Register's Office for said County, together with the said apartments appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jored Sommer, unmarried and E.J. Sommer, Jr. and spouse, Joyce A. Sommer by Deed dated April 25, 1997 and filed for record on April 28, 1997 in Book 10431, Page 200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 5296, Page 689; Conveyance of Common Area in Book 5848, Page 179, both of record, Register's Office for said County.

This conveyance is subject to Master Deed/By-Laws of record in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893, Book 7802, Page 299 and Book 7824, Page 974, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2116 Hobbs Road Unit I-11, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 4th day of April, 2003.

E. J. Sommer, Jr.

Joyce A. Sommer

Jored Sommer by E.J. Sommer, Jr. atty-in-Fact

Jored Sommer by E.J. Sommer, Jr. Atty-In-Fact

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that E. J. Sommer, Jr. and Joyce A. Sommer, married personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of April, 2003.

Notary Public

My Commission Expires:

(SEAL) State of TN
County of Davidson

On this 4th day of April, 2003, before me, the undersigned Notary Public in and for said County and State , personally appeared E J. Sommer Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Power of Attorney for the purposes herein set forth.

4th day of April, 2003 Witness my hand and official seal of office at _____, this

Notary Public

My Commission Expires:

State of TN
County of Davidson

On this 4th day of April, 2003, before me personally appeared E.J. Sommer, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged taht they executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Attorney-In-Fact for Jored Sommer and is authorized by Jored Summer to execute this instrument on his behalf.

Witness my hand and official seal at _____, this 4th day of April 2003

Notary Public

My Commission Expires SEP. 25, 2004

RETURN TO:

2012 21st Avenue South