PREPARED BY (AND RETURN TO):

BOX 2

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (GJ) Title No: 44445

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/06/03 09:59 2pgs
Fees:13.00 Taxes:301.55
20030506-0059939

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sandra King 214 Old Hickory Blvd., #168 Nashville, Tennessee 37221	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 142-04-A-168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$81,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vincent Hoag and spouse, Rita Hoag**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sandra King** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.168 of Belle Forest Condominium Apartments horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 167 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Vincent Hoag and wife, Rita Hoag by deed from L. Charis Harris of record in Book 11222, page 853, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 67, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5438, page 699, Book 6082, page 866, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 214 Old Hickory Blvd #168, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of May, 2003 .

Vincent Hoag

Rita Hoag

State of TENNESSEE
County of DAVIDSON

On this 1st day of May, 2003 , before me the undersigned authority, personally appeared **Vincent Hoag and Rita Hoag** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

H GAIL JOHNSON
LARGE
COUNTY, TENN.
Expires MAY 29, 2005

Deborah Gail Johnson
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $81,500.00

Joyce Gordon
Affiant

Sworn and subscribed before me this 1st day of May, 2003

Notary Public

My Commission Expires: _____

RITA ANN MANGRUM
NOTARY PUBLIC
WILLIAMSON CO., TN

My Commission Expires
April 6, 2004