THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** BOX 98	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Max Hiller Affiant Subscribed and sworn to before me, this 30th day of May, 2003 Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/12/03 10:35 2pgs
Fees:13.00 Taxes:703.00

20030612-0081243

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Natalie Bockian 4215 Harding Road #605 Nashville, TN 37205	NEW OWNER	Map No.103.16 Parcel No. 064.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Max Hiller and wife, Rita D. Hiller**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Natalie F. Bockian and David A. Bockian, or the Survivor Trustees of the Natalie F. Bockian Trust, U/T/A dated, October 5, 1994,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4215 Harding Road #605, Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 30, 2003.

Max Hiller
Max Hiller

Rita D. Hiller
Rita D. Hiller

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Max Hiller and Rita D. Hiller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2003.

Notary Public

My Commission Expires: 9/25/04

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 605 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to Max Hiller and wife, Rita D. Hiller by deed from Windsor Tower, Inc. of record in Book 5664, page 844, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property
3) Charter of Incorporation of 4215 Harding Road Homeowners' Association, Inc. of record in Book 5297, page 370, Register's Office for Davidson County, Tennessee; and
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for 4215 Harding Road Condominiums, of record in Book 5313, page 338, amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee; and
5) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.; and
6) All matters appearing on the Plan of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee.