PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **November, 2003, by and between DARLENE F. DOZIER, A SINGLE PERSON, hereinafter called Grantor, and RYAN HEATH SEBERT, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DARLENE F. DOZIER, A SINGLE PERSON, Grantor, does hereby bargain, sell, transfer and convey unto RYAN HEATH SEBERT, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 323 FORREST PARK ROAD, UNIT 2-1 , MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Darlene F Dozier
DARLENE F. DOZIER

Davidson County DEEDWARR
Recvd: 12/04/03 08:00 3pgs
Fees:18.00 Taxes:169.83
20031204-0174198

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DARLENE F. DOZIER, A SINGLE PERSON, the within named bargainor(s), 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 **25th** day of November, 2003.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RYAN HEATH SEBERT, UNMARRIED
625 Avenue H
Bessemer, Al 35020

Property Address:

323 FORREST PARK ROAD, UNIT 2-1
MADISON, TN 37115

Person Responsible for Taxes:

NEW SOUTH FEDERAL SAVINGS BANK
210 Automation Way
Burmingham, Al 35210

Map & Parcel #: MAP 43-13-A, PARCEL 25 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ryan Heath Sebert
Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **November, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Unit 2-1 on the Plan of Robin Hood Condominiums of record in Book 3200, page 124, Registr's Office for Davidson County, Tennessee.

BEING the same property conveyed to DARLENE F. DOZIER, A SINGLE PERSON, by Warranty Deed from JOHN M. AINSWORTH, A SINGLE PERSON, of record in INSTRUMENT NO. 20000124-0007441, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 43-13-A, PARCEL 25 CO).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 124, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Robin Hood Condominium Apartments appended thereto, of record in Book 5388, page 524, Register's Office for DAVIDSON County, Tennessee.

5. Supplemental Master Deed of record in Book 6569, page 149, said Register's Office.

6. Amended Master Deed of record in Book 11399, page 660, said Register's Office.

7. Charter of Robin Hood Condominium Association, Inc., of record in Book 5383, page 314, said Register's Office.

8. Sewer Easement across common area as shown on plat and which is of record in Book 3436, page 486, said Register's Office.