PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/30/04 14:26 2pgs
Fees:13.00 Taxes:336.70
20040130-0011897

W & I Ref:(DM) Title No: 45320
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael B. Shipley Carolyn C. Shipley 2116 Hobbs Rd. C-2 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-02-A-011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$91,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Doreen DiBona , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael B. Shipley and spouse, Carolyn C. Shipley** 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. 2 Building C of Hobbs House Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4595, Page 74 amended in Book 5200, Page 54 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 Joseph Di Bona by deed from Mario Ascoli, joined by his wife, Deborah Segaloff of record in Book 6503, Page 331, said Register's Office. The said Joseph Di Bona has since died. The Last Will and Testament of Joseph Di Bona of record in Doc. No. 4560/841779 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Doreen Di Bona.

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

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4595, Page 74 amended in Book 5200, Page 54, 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 thereof: The provisions of the condominium Master Deed of record in Book 5289, page 515, Book 5292, page 958, Book 5293 page 612, Book 7802, Page 299, Book 7824, Page 974, Book 6822, Page 893, 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: 2116 Hobbs Road, C-2, 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, 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.

Doreen DiBona

State of FLORIDA
County of HILLSBOROUGH

On this 26th JANUARY 2004, before me the undersigned authority, personally appeared Doreen DiBona , 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: David Fessler MY COMMISSION # DD199302 EXPIRES June 9, 2007 BONDED THRU TROY FAIN INSURANCE, INC.

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 $91,000.00

Affiant

Sworn and subscribed before me this the 29 day of JANUARY, 2004

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public