WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

X Anna M. Whaley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
L. Ronald Hamm	NEW OWNERS L. Ronald Hamm	Map 064
306 Thunder Place	306 Thunder Place	Group 12-0-A
Hermitage, TN 37076	Hermitage, TN 37076	Parcel 306.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

H.H. Hendershot and wife, Martha J. Hendershot

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

L. Ronald Hamm and wife, Elizabeth D. Hamm

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 306, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to H. H. Hendershot and wife, Martha J. Hendershot by deed from Allen K. Stout and wife, Kim K. Stout, of record in Book 9633, Page 918, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 4465, Page 102; Book 4956, Page 582; Book 5535, Page 713; Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; Book 8510, Page 95; Book 4956, Page 590; Book 5174, Page 609; Book 5548, Page 852; Book 5896, Page 1; Book 8510, Page 100; Book 5564, Page 582, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 6250, Page 118, said Register's Office; (3) Easement of record in Book 8035, Page 646, said Register's Office.

Power of Attorney of record in Instrument 20040601-0064088, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 306 Thunder Place, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 06/01/04 15:56 2pgs
Fees:13.00 Taxes:518.00
20040601-0064089

Witness our hands this 14th day of May, 2004.

H. H. Hendershot by Anna M. Whaley, Atty-in-Fact
H.H. Hendershot
By: Anna M. Whaley, Attorney-in-Fact

Martha J. Hendershot by Anna M. Whaley, Atty-in-Fact
Martha J. Hendershot
By: Anna M. Whaley, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Anna M. Whaley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of H.H. Hendershot and wife, Martha J. Hendershot as their Attorney in Fact as the free act and deed of the within named H.H. Hendershot and wife, Martha J. Hendershot.

Witness my hand and official seal at Nashville, Tennessee the 14th day of May, 2004.

My Commission Expires: 1-27-07

NOTARY PUBLIC

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.