THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

BOX 50-B

~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2004.

Notary Public

My Commission Expires: 1-26-08

Davidson County DEEDWARR
Recvd: 06/23/04 13:07 2pgs
Fees:13.00 Taxes:629.00

20040623-0074542

Address New Owner As Follows:
Jonathan A. Retzlaff
122 Hillsboro Place
Nashville, TN 37215

Send Tax Bills To:
AM SOUTH BANK
2050 PARKWAY OFF CK
BIRMINGHAM, AL 35244

Map-Parcel Number:
117-3C-122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELENOR H. HART MAXHEIM, MARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JONATHAN A. RETZLAFF, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 122 on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, page 725 and amended in Book 5200, pages 757 and 758, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elenor H. Hart and husband, Edward B. Hart, Sr. by deed from Karl V. Seifert, unmarried, of record in Book 11040, page 191, Register's Office for Davidson County, Tennessee. The said Edwards B. Hart, Sr. having since died. The said Elenor H. Hart having since married and is now known as Elenor H. Hart Maxheim.

This is not the principal place of residence of the Grantor named herein or her spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 725, as amended in Book 5200, pages 757 and 758, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Hillsboro Place Condominiums, of record in Book 6244, page 394, as amended in Book 6285, page 209, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 122 Hillsboro Place, Nashville, TN 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, his heirs and assigns, forever; and we covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of June, 2004.

Elenor H. Hart Maxheim
Elenor H. Hart Maxheim

By: Susie Brown, Atty in Fact
Susie Brown, 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, **SUSIE BROWN,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact of Elenor H. Hart Maxheim,** and is authorized to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 18th day of June, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007