Davidson County DEEDWARR
Recvd: 07/16/04 12:36 3pgs
Fees:18.00 Taxes:417.73
20040716-0085227

This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-542552**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fifteenth day of June, 2004**, by and between **Brent A. Hyams, a married man**, parties of the first part, and **Brian K. Kolb, a single man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 208, BELLE GLEN Condominiums, as established under Master Deed of record in Book 11127, Page 361 and amended in Book 11156, Page 478, Book 11186, Page 935 and Book 11210, Page 184, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Brent Hyams, an unmarried person, by Deed of record in Book 11217, Page 8875, Register's Office for Davidson County, Tennessee.

Amy Susan Lewis joins in this conveyance to relinquish any rights she may have in and to the property herein by virtue of marriage to Brent A. Hyams.

11217 875
This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **142-07-E 208.00 CO**

X Improved OR
Unimproved property located at: **7245 Highway 70 South, # 208, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Brent A. Hyams

Amy Susan Lewis by Brent A. Hyams attorney in fact

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brent A. Hyams** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Fifteenth day of June, 2004.**

Notary Public

My Commission Expires: 5-27-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Brent A. Hyams known to me to be the person who executed the foregoing instrument in behalf of Amy Susan Lewis as her attorney in fact and acknowledged that he executed the same as the free act and deed of said Amy Susan Lewis.

Witness my hand and seal this 15th day of June, 2004.

Notary Public

My Commission Expires: 5-27-07

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Owner's Name: **Brian K. Kolb**

and Address: **7245 Highway 70 South, # 208**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Ivanhoe Financial Incorp.
604 Courtland Street Suite
320
Orlando, FL 32804

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**112,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon R. Kinney
Affiant

Subscribed and sworn to before me this **Fifteenth day of June, 2004.**

Judith Kay Adkins
Notary Public

My Commission Expires: 6-1-2004

JUDITH KAY ADKINS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN