NAME AND ADDRESS OF NEW OWNERS:

Clinton Hobbs, and
wife, Judith M. Hobbs
106 Point East Drive
Nashville, TN 37216

Send Tax Statements to:
Same

THIS INSTRUMENT PREPARED BY:

John T. Blankenship
811 South Church Street
Murfreesboro, TN 37130

MAP/PARCEL NOS:
Map: 61-03, Group B
Parcel: 106

Davidson County DEEDWARR
Recvd: 07/26/04 14:46 3pgs
Fees:18.00 Taxes:314.50
20040726-0089181

WARRANTY DEED

FOR AND IN CONSIDERATION, of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Mary J. Blankenship, unmarried, hereinafter called Grantor, has this day bargained and sold and by these presents do hereby transfer and convey to Clinton Hobbs and wife, Judith M. Hobbs, hereinafter called the Grantees, their heirs and assigns, forever, a certain tract or parcel of land in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

A certain interest in land in Davidson County, State of Tennessee, describes as follows, to wit:

> Being Unit No. 106 as shown on the plan of record in Book 6200, Page 253, Register's Office for Davidson County, Tennessee, and as shown on plat of Point East Office Condominiums, Exhibit C to Master Deed for Point East Office Association, together with an undivided interest in the common elements of Point East Office Association, all as described in Book 7308, Page 901, said Register's Office; and as amended by First Amendment to Master Deed for Point East Office Association of Record in Book 7340, Page 727, said Register's Office.
>
> Being the same property conveyed to Paul G. Blankenship and wife, Mary J. Blankenship by deed from Aaron's Jewelry & Loan Company, dated September 11, 1987, and of record in Book 7352, Page 555, Register's Office for Davidson County, Tennessee. Paul G. Blankenship having since died.

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.

Grantor covenants with the said Grantees that she is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered except:

(a) Lien of county taxes for the year 2004, which shall be paid by the Buyers;

(b) Property is subject to all matters affecting said premises as contained in Plat Book 6200, Page 253, and Exhibit to Master Deed in Plat Book 7308, Page 951 & 952, and

Exhibit to Master Deed in Plat Book 7308, Pages 951 & 952, Register's Office for Davidson County, Tennessee.

(c) Property is subject to Master Deed establishing a Horizontal Property Regime of Point East Office Condominiums of record in Book 7308, Page 901, and amended in Book 7340, Page 727, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7308, Page 934, Register's Office.

(d) Property is subject to Restrictive Covenants contained in Book 7308, Page 901, and in Book 7340, Page 727, Register's Office for Davidson County, Tennessee.

(e) Property is subject to Restrictive Covenants contained in Book 7308, Page 901, and in Book 7340, Page 727, Register's Office for Davidson County, Tennessee.

(f) Property subject to easement for Sanitary Sewers to Metro Government in Book 4921, Page 78, said Register's Office.

(g) Property is subject to any and all restrictions, easements, and conditions of record.

I do further covenant and bind myself, my 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. Where ever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Delivery of possession of the premises shall be given with delivery of Deed.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 15th day of July, 2004.

Mary J. Blankenship by John T. Blankenship Attorney in Fact

Mary J. Blankenship

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said State and County, John T. Blankenship, Attorney-in-Fact for Mary J. Blankenship, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on her behalf, for the purposes therein contained, he being authorized so to do.

Witness my hand and seal at office on the 15 day of July 2004.

PATSY LEE HANVY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Patsy Lee Hanvy
Notary Public

Commission expires: 3/19/06

AFFIDAVIT

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 16th day of July, 2004.

Notary Public
My commission expires 11/21/05

JOHN T. BLANKENSHIP NOTARY AT LARGE RUTHERFORD COUNTY, TN

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