WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Subscribed and sworn to before me this 25th day of October, 2004

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth E. Hovis	New Owner	162-9-B
(NAME)	(NAME)	(MAP)
5600 Country Drive #149		62.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Robert Douglas Minton, Jr., Ollie David Minton, and Philip Andrew Minton, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kenneth E. Hovis and wife, Mary C. Hovis, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Townhouse No. 149, Building No. 6, including the garage therewith, of Hickory Valley Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Nashville, TN, as shown on the Site Plan of Phase 3, Hickory Valley Condominiums, recorded in Plat Book 5050, page 94, as revised in Plat Book 5200, pages 110, 120 and 131, said Register's Office, and described in a Master Deed recorded in Book 4918, page 116, as amended in Book 4958, page 346, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, Phase 3, contained in the Master Deed recorded in Book 4918, page 116, as amended in Book 4958, page 346, and By-Laws recorded in Book 8797, page 918, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ann E. Minton by deed from Carolyn Smith and Philip Chandler, of record in Instrument No. 20000323-0029593, Register's Office for Davidson County, TN. The said Ann E. Minton having since died with property vesting in Robert Douglas Minton, Robert Douglas Minton, Jr., Ollie David Minton and Phillip Andrew Minton. The said Robert Douglas Minton having since died with his interest vesting in Robert Douglas Minton, Jr., Ollie David Minton and Philip Andrew Minton, pursuant to Last Will and Testament of record as #04P-753 in the Probate Clerk's Office for Davidson County, TN.

This is not the place of residence of the herein named grantors nor their spouses.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5600 Country Drive #149, Nashville, Tennessee 37211

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: 11/01/04 08:54 2pgs
Fees:13.00 Taxes:395.90
20041101-0130414

Witness my/our hand(s) this 25th day of October, 2004.

Robert Douglas Minton, Jr.

Ollie David Minton

Philip Andrew Minton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert Douglas Minton, Jr., Ollie David Minton, and Philip Andrew Minton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of October, 2004.

Notary Public

My Commission Expires: 9/20/08

