Dav. Co. File Box 14-A
jtc file no. 17515-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/04 15:25 2pgs
Fees:13.00 Taxes:769.23

20041118-0138831

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$207,900.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Toan T. Nguyen	**UNION PLANTERS BANK, NA d/b/a REGIONS MORTGAGE**	**Map 131-02-0-H, Parcel 013co**
4236 Hillsboro Pike	Dept. 2520, P.O. Box 2153	
Nashville, TN 37215	Birmingham, AL 35287-2520	

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,

William R. Hostettler and Monice M. Hostettler, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Toan T. Nguyen, an unmarried man

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:

LAND being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4236, together with Parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569, and amended in Instrument No. 20040511-0054050, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William R. Hostettler and wife, Monice M. Hostettler, by Deed from Craighead Patten Properties, a Tennessee joint venture, of record in Instrument No. 20040809-0095429, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed and By-Laws establishing a Horizontal Property Regime as set out in Instrument No. 20040421-0045569, and amended in Instrument No. 20040511-0054050, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **4236 Hillsboro Pike, 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 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 convenant 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.

Witness my/our hand(s) this **16th** day of **November, 2004.**

William R. Hostettler

Monice M. Hostettler

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 **William R. Hostettler and Monice M. Hostettler, husband and wife,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **November, 2004.**

Notary Public

My Commission Expires: 5/30/07

