WARRANTY DEED

State of Tennessee)
County of Davidson)

G#2876-2

The actual consideration or value, whichever is greater, for transfer is **$224,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2005.

Notary Public

My commission expires May 24, 2008

(AFFIX SEAL)

BOX 50-B

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

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
ROBERT L. ZAEGEL, JR.	NEW OWNER	**MAP 131-02-0-H, PARCEL 013.00co**
4236 Hillsboro Pike		
Nashville, TN 37215		

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, I,

TOAN T. NGUYEN, an unmarried man

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

ROBERT L. ZAEGEL, JR.

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 in Instrument No. 20040421-0045569, and amended in Instrument Nos. 20040511-0054050 and 20050110-0003192, 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 in 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 Toan T. Nguyen, an unmarried man, by Warranty Deed dated November 16, 2004, from William R. Hostettler and Monice M. Hostettler, husband and wife, of record in Instrument No. 20041118-0138831, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsboro Quarters Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES,

Davidson County DEEDWARR
Recvd: 04/22/05 10:33 2 pgs
Fees:13.00 Taxes:828.80
20050422-0044977

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 hand this **15th** day of **April, 2005.**

TOAN T. NGUYEN

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 **TOAN T. NGUYEN, an unmarried man,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **April, 2005.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08