Box 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $239,000.00.* *Affiant* *Notary Public* *My commission expires:*

RUBYE RAINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Rubye Rainey My Commission Expires March 4, 2007 STATE OF TENNESSEE

Name and Address of New Owner:

Daniel S. and Sandra Farbman
101 Hampton Place
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/05/05 14:29 2 pgs
Fees:13.00 Taxes:884.30

20050705-0076883

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel:**
101 Hampton Place Nashville, TN 37215	117-07-C-101 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **G. WILLIAM NEWTON,** a married person, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **DANIEL S. FARBMAN AND WIFE, SANDRA FARBMAN,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 101, Hampton Place Townhomes, of record in Plat Book 5200, page 421, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed G. William Newton by Warranty Deed from William L. Johns and wife, Aimee L. Johns, of record in Book 10341, page 388, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for the year 2005, which have been prorated between the parties and assumed by Grantees.

2. All matters shown on the Plat of record in Plat Book 5200, page 421, in the Register's Office for Davidson County, Tennessee.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hampton Place Townhomes and the By-Laws appended thereto of record in Book 5891, page 897, in the Register's Office for Davidson County, Tennessee.

4. Homeowners' Association Charter of record in Book 5894, page 756, as amended in Book 7570, page 314, and Book 7866, page 388, in said Register's Office.

5. Sanitary sewer and/or storm drainage easement of record in Book 4110, page 257, in said Register's Office.

6. Storm Water Detention Agreement between Hampton Place Joint Venture and Metro Government of record in Book 5861, page 436, in said Register's Office.

7. Subject to the rights of others in and to the common elements.

8. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantees understand that Grantor is conveying all his right, title and interest in and to the condominium apartment and not the real estate in fee simple. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title 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.

Glenda Bell Newton, the wife of G. William Newton, does not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the parties.

WITNESS my hand this 1st day of July, 2005.

G. WILLIAM NEWTON

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. WILLIAM NEWTON, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires:_____

RUBYE RAINEY NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Rubye Rainey My Commission Expires March 4, 2007 STATE OF TENNESSEE

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