This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
David W. Peden
2116 Hobbs Road, Unit I-10
Nashville, Tennessee 37215

MORTGAGEE:

_____
_____
_____, _____ _____

Davidson County DEEDWARR
Recvd: 10/20/05 10:41 2 pgs
Fees:13.00 Taxes:312.65
20051020-0126488

SEND TAX BILL TO:
David Peden
2116 Hobbs Rd, Unit I-10
Nashville TN 37215

MAP	**131-2**
GROUP	**A**
PARCEL	**45.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Lindahl Cockrel, married, (fka Jennifer Lindahl),** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **David W. Peden**, 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:

A certain tract or parcel of land in Davidson County, Tennessee , described as follows to wit:
A Condominium Apartment in Davidson County, Tennessee, being Unit No. I-10 of Hobbs House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act of record in Book 5200, page 54, Register's Office, Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Jennifer Lindahl, by deed from James Mark Sorrells, unmarried of record in Instrument No. 20010205-0011085, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **2116 Hobbs Road, Unit I-10, Nashville, Tennessee 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 GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

*Darren K. Cockrel, spouse of Jennifer Lindahl Cockrel, hereby joins in this conveyance transferring all his right, title, interest in said property, marital or otherwise.

WITNESS our hands this the **15th** day of **July, 2005.**

Jennifer Lindahl Cockrel

Jennifer Lindahl Cockrel

Darren K. Cockrel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jennifer Lindahl Cockrel and Darren K. Cockrel**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of July, 2005.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $84,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 9-30-06

CARL E. DUNPHY II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy, II
My Commission Expires
September 30, 2006
STATE OF TENNESSEE