Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Subscribed and sworn to before me, this 1st day of December, 2005.

Notary Public
My commission expires: 1-27-07

NANCY E. SWYSTUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Davidson County DEEDWARR
Recvd: 12/02/05 11:22 2 pgs
Fees:13.00 Taxes:381.10
20051202-0145058

Address of New Owner:	Send Tax Bills to:	Tax Information
Jon Ryan Lowrance	Countrywide Home Loans	131-02-0-A026.00CO
2116 Hobbs Rd	801 Crescent Centre Drive, Ste 510	
Nashville TN 37215	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jane Anne Magee an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jon Ryan Lowrance an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being UNIT No. E-7, on the plan of Hobbs House Condominium Apartments, according to the Master Deed of record in Book 5289, page 515, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4595, page 74 as amended in Book 5200, Page 54 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jane Anne Magee by Deed of record in Book 8121, Page 301 recorded 06/01/1990, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 131-02-0-A026.00CO 2) All matters shown on Plat recorded in Book 4595, page 74; amended in Book 5200, Page 54. 3) The premises herein 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 the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; 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, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Hobbs House Condominium Apartments, and recorded in Book 5289, page 515 amended in Book 5292, page 958; Book 5293, page 612 and Book 7802, page 299, Register's Office for Davidson County, Tennessee. 4) By-Laws of Hobbs House of record in Book 5289, page 558 amended in Book 6822, page 893 and Book 7824, page 974. 5) Charter of Hobbs House Homeowner's Association of record in Book 5296, page 609. 6) QuitClaim Deed for common areas to Hobbs House Homeowner's Association of record in Book 5848, page 179.

This property is improved property known as 2116 Hobbs Rd, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 1 day of December, 2005.

Jane Anne Magee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Anne Magee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of December, 2005.

Nancy E. Swystun
Notary Public

My Commission expires: 1/27/07

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

FILE NO: WG1261