This instrument was prepared by:

Smith, Hirsch, Blackshear & Harris, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $80,000.00.

Affiant

Subscribed and Sworn to before me, this 6th day of February, 2006.

Notary Public

My Commission Expires: July 20, 2008

Davidson County DEEDWARR
Recvd: 02/08/06 08:48 2 pg:
Fees:13.00 Taxes:296.00
20060208-0015415

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

MAP/Parcel: 131-2A-089-CO

The Name and Address of the new owner is:

Tiffany Stovall
2116 Hobbs Road, Unit M-16
Nashville, Tennessee 37215

MAIL TAX BILLS TO:

Same

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between **JOHN A. PERKINS, Jr., and wife, GERALDINE S. PERKINS**, hereinafter referred to as, GRANTORS, and **TIFFANY STOVALL**, Unmarried, hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid by GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, GRANTORs have bargained and sold and do transfer and convey unto the GRANTEE, her heirs and assigns all rights, title, interest, claim or demand of GRANTORS in a certain tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows, to wit:

> A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. M-16 on the plan of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 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; 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 Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office, and the By-Laws appended thereto, as amended in Book 5292, page 958, Book 5293, page 612, Book 6822, page 893, Book 7802, page 299 and in Book 7824, page 974, said Register's Office.

Being the same property conveyed to John A. Perkins by deed from Scott P. Birmingham, of record in Book 9513, page 608, Register's Office for Davidson County, Tennessee. John A. Perkins having since deceased and property is vested in John A. Perkins, Jr. as the sole heir at law of the said John A. Perkins. Geraldine S. Perkins joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of her marriage to John A. Perkins, Jr.

This is improved property known as 2116 Hobbs Road, Unit M-16, Nashville, TN 37215.

This conveyance is subject to the following:

1. 2006 property taxes, a lien but not yet delinquent;

2. All matters as shown on the plan of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and;

3. Terms, conditions, easements, rights and lien as set forth in the Master Deed of the Hobbs House, of record in Book 5289, page 515, as amended in Book 5292, page 958, Book 5293, page 612, and Book 7802, page 299, said Register's Office, and the By-Laws appended thereto, of record in Book 6289, page 558, as amended in Book 6822, page 893, and in Book 7824, page 974, said Register's Office.

To HAVE AND TO HOLD the said tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons whomsoever. Whenever 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 ours hands this 6th day of February, 2006.

John A. Perkins Jr

John A. Perkins, Jr.

Geraldine S. Perkins

Geraldine S. Perkins

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 **John A. Perkins, Jr. and wife, Geraldine S. Perkins,** the bargainors with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the persons who executed the forgoing document and who upon oath, acknowledged that they executed the foregoing document for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 6th day of February, 2006.

CAROLYN PHIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/21/2007

My Commission Expires: 7/21/2007