Davidson County DEEDWARR
Recvd: 08/09/06 09:22 2 pgs
Fees:13.00 Taxes:1480.00
20060809-0097796

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Lyndsay C. Smith	Same	Map: 1-31-1
3302-B Hobbs Road		Parcel: not yet assigned
Nashville, TN 37215		

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 consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the GRANTOR, having bargained and sold, and by these presents does transfer and convey unto,

Lyndsay C. Smith and R & S Rental Properties, LLC

hereinafter called the GRANTEE, his heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 3302-B of Hobbs Place, a Horizontal Property Regime, which is located on Lots 1 and 2 on the plan of Hobbs Place, of record in Instrument No. 20050119-0006695, Register's Office for Davidson County, Tennessee, and also described in Master Deed and By-Laws recorded in Instrument No. 20060707-0081690. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hobbs Place Condominiums, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20060707-0081690, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Haury and Smith Contractors, Inc. by deed from Thomas W. Nabors and wife, Lesley K. Nabors of record in Instrument No. 20040709-0081822, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. 2006 taxes, a lien, not yet due and payable.

2. All matters shown on Plan of Record in Instrument No. 20050119-0006695.

3. Drainage and sewer easements; and any and all easements shown on plat in Instruments No. 20050119-006695 and No. 20060707-0081690.

4. All matters set forth in Master Deed and By-Laws of Hobbs Place of record in Instrument No. 20060707-0081690.

5. Easement for right of way of Hobbs Road.

This is improved property known as 3302-B Hobbs Place, Unit 3302-B, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 our hands this 8th day of Aug., 2006.

HAURY AND SMITH CONTRACTORS, INC.

BY: Reese L. Smith III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L Smith III with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the President of **HAURY AND SMITH CONTRACTORS, INC.**, the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Reese L Smith III as President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of Aug. 2006.

NOTARY PUBLIC

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My commission expires: May 24, 2008.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $400,000.00.

Affiant

Sworn to and subscribed before me this 8th day of Aug., 2006.

NOTARY PUBLIC

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My commission expires: May 24, 2008.