Davidson County DEEDWARR
Recvd: 08/22/06 14:21 2 pgs
Fees:13.00 Taxes:388.50
20060822-0103473

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of August, 2006 by and between **Robert J. Hoskins, Jr., unmarried**, hereinafter referred to as GRANTOR, and **Deborah G. Flowers**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 174 in a Horizontal Property Regime of Belle Forest Condominium Apartments created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, page 699, and as amended in Book 6896, page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, as of record in Book 5200, page 167, said Register's Office, for a more complete identification and description of such unit.

This conveyance is subject to the following encumbrances: Master Deed of record in Book 5438, page 699 and as amended in Book 6896, page 144; By-Laws of record in Book 5438, page 742 and as amended in Book 6082, page 866; Easement Agreement of record in Book 5074, page 945; all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Hoskins, Jr., unmarried, by Warranty Deed from Billy Randall Sharber, Jr., a married man, dated November 18, 1997, recorded November 20, 1997, of record in Book 10691, page 334, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **214 Old Hickory Blvd. #174, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert J. Hoskins, Jr.

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Robert J. Hoskins, Jr., unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 15th day of August, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

Name and Address of Property Owner:
Deborah G. Flowers
214 Old Hickory Blvd. #174, Nashville, TN 37221

Send Tax Statements to:

Tennessee Bank & Trust
Attn: Payment Processing
8320 E. Walker Springs Lane #200
Knoxville, TN 37923

Map & Parcel 142.04-0A-174.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $105,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of August, 2006.

Notary Public

My Commission Expires: 3-14-2010

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-428