Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/04/07 12:16 2 pgs
Fees:13.00 Taxes:288.60
20070504-0053788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of April, 2007.

Notary Public

My Commission Expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John A. Hoskins
214 Old Hickory Boulevard
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Dr. #400
Franklin, TN 37067

MAP-PARCEL NUMBERS:
142-4-A-80CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James H. Kiser and wife, Deborah M. Kiser** hereinafter referred to as Grantors, hereby transfers and conveys to **John A. Hoskins,** unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows, TO WIT:

Being Unit No. 80 on the plan of Belle Forest Condominium of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Kiser and wife, Deborah M. Kiser by Quitclaim Deed from James H. Kiser, Mark Lloyd Kiser, Kimberly Anne Kiser Dent, the heirs at law of Hurst Lloyd Kiser, deceased, of record in Book 10898, Page 461, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.

Master Deed and Bylaws of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee.

Easement Agreement between Belle Forest and American Buildings Company of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 214 Old Hickory Boulevard, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 26th day of April, 2007.

James H. Kiser

Deborah M. Kiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James H. Kiser and Deborah M. Kiser, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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