Realty Title Box 488

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/03/07 14:50 2 pgs
Fees:13.00 Taxes:573.50

20071203-0139989

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Pamela Hutchens
Affiant

Subscribed and sworn to before me, this 27th day of November, 2007.

Karen Colbert
Notary Public
My commission expires: 7-24-2010

03-0711-35092

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Thomas C. Fisher 5308 Cherry Blossom Trail Nashville TN 37215	NEW OWNER	131-02-0-A-014.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Holly C. Hofstetter Spell, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas C. Fisher and wife, Julia H. Fisher, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. C-5, on the Plan of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, amended in Book 5200, Page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed of record in Book 5289, Page 515: amended in Book 5292, Page 958; Book 5293, Page 612; Book 6822, Page 893; Book 7802, Page 299; and Book 7824, Page 974; and in Book 8483, Page 670, said Register's Office.

Being the same property conveyed to William S. Hofstetter, by deed from Robert L. Gorham, dated 1-28-00, recorded 2-8-00, in Instrument No. 20000208-0012848, Register's Office for Davidson County, Tennessee. William S. Hofstetter having since died. By Will of William S. Hofstetter in Will Book 4023, Page 742143, Probate Court Clerk's Office for Davidson County, Tennessee, subject property was devised to Holly C. Hofstetter.

Further being the same property conveyed to Holly C. Hofstetter, by Quitclaim Deed from Julia Ann Fisher and David C. Hofstetter, Co-Executors of The Estate of William S. Hofstetter, deceased, dated 12-13-2002, recorded 2-26-2003, in Instrument No. 20030226-0025630, Register's Office for Davidson County, Tennessee. Holly C. Hofstetter having since married and now being known as Holly C. Hofstetter Spell.

Chuck Spell, husband of Holly C. Hofstetter Spell, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

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.

This property is improved property known as 2116 Hobbs Road, #C-5, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 27 day of NOVEMBER, 2007.

Holly C. Hofstetter Spell

Chuck Spell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Holly C. Hofstetter Spell and Chuck Spell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of November, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 2-22-09