WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-RH-08-0218

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances B. Roy	Same (NAME)	
118 29th Avenue South (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-3-D-218

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES R. HUNTER AND NUHAD KHOURY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANCES B. ROY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 218 OF HILLSBORO STATION CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AS SHOWN ON THE PLAN OF HILLSBORO STATION CONDOMINIUMS, CONDOMINIUM APARTMENTS, OF RECORD IN PLAT BOOK 6250, PAGES 751-753, SAID REGISTER'S OFFICE, AND AS ESTABLISHED BY A MASTER DEED OF HILLSBORO STATION CONDOMINIUMS OF RECORD IN BOOK 6740, PAGE 37, 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.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. HUNTER AND NUHAD KHOURY BY DEED FROM DALTON DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION OF RECORD IN BOOK 7072, PAGE 346, RE-RECORDED IN BOOK 7112, PAGE 841, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 16, 1986.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6250 PAGE 751-753, BOOK 6740 PAGE 37, BOOK 6740 PAGE 74, BOOK 8140 PAGE 689, BOOK 6747 PAGE 6, BOOK 6622 PAGE 452, BOOK 1677 PAGE 581, BOOK 3965 PAGE 909, BOOK 3531 PAGE 572, BOOK 3531 PAGE 576, BOOK 3531 PAGE 592, BOOK 4158 PAGE 34, BOOK 4463 PAGE 470, BOOK 4633 PAGE 468, AND BOOK 6595 PAGE 58; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 218 Hillsboro Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 05/07/08 15:29 2 pgs
Fees:13.00 Taxes:851.00

20080507-0047341

Witness my/our hand(s) this 2nd day of May, 2008.

James R. Hunter

Nuhad Khoury by James R Hunter Attorney-in-fact

Nuhad Khoury

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Hunter, the within named bargainor, 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 the 2nd day of May, 2008.

Notary Public

My Commission Expires: 7-2470

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James R. Hunter, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Nuhad Khoury and acknowledged that he/she executed the same as the free act and deed of the said Nuhad Khoury.

Witness my hand and official seal at
Nashville, Tennessee
on this the 2nd day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 7-2470

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903