This instrument prepared by Harris A. Gilbert, Attorney,
13th Floor, Third National Bank Building, Nashville, Tennessee 37219.

WARRANTY DEED

BOOK 6122 PAGE 36

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neale R. Smith & wife,	Commerce Union Bank	64-12A
Peggy A. Smith (NAME)	(NAME)	
826 Little Karen Court	P. O. Box 2546	326
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37219	4D-89652
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of EIGHTY-TWO THOUSAND FIVE HUNDRED NINE AND NO/100's ($82,509.00) ---------- *Dollars,*

Paid by Neale R. Smith and wife, Peggy A. Smith,
receipt and sufficiency of which is hereby acknowledged,

Fox Run Company, Inc., a Tennessee corporation,

has *this day bargained and sold, and* does *hereby transfer and convey unto the said*
Neale R. Smith and wife, Peggy A. Smith

the Grantees herein, their ~~XXXXXX~~*), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 826, of Fox Run Condominiums, First Revision - Part of Section 2, as of record in Book 5200, page 357, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING part of the property conveyed to FOX RUN COMPANY, INC., by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, of record in Book 6075, page 159, Register's Office for Davidson County, Tennessee and rerecorded in Book 6081, page 541, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $82,509.00

Subscribed and sworn to before me, this the 24th day of June 1983

Affiant Peggy A. Smith

My commission expires: July 21, 1984 (Affix Seal)

Notary Public Gail W. Griffin

NOTARY PUBLIC GAIL W. GRIFFIN DAVIDSON COUNTY

This is ~~unimproved~~ improved property, known as 826 Little Karen Court, Hermitage, Tennessee 37076
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. SEE RESTRICTIONS ON REVERSE.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~XXXXXX~~*), heirs and assigns, against the lawful claims of all persons.*

Whenever 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 24th *day of* June *19* 83 *... the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FOX RUN COMPANY, INC.

BY: L. A. Gilbert Secretary
HARRIS A. GILBERT, SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6122 PAGE 37

Personally appeared before me, Gail W. Griffin *, a Notary Public in and for said County and State,* Harris A. Gilbert for FOX RUN COMPANY, INC.

the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, *Tennessee,*
this 24th *day of* June, *19* 83

Gail W. Griffin
Notary Public

Commission expires July 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* Harris A. Gilbert *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary *of the* Fox Run Company, Inc. *the within named bargainor, a corporation, and that he as such* Secretary *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary

Witness my hand and seal, at office in Nashville, Tennessee
this 24th *day of* June, *19* 83

Gail W. Griffin
Notary Public

Commission expires July 21, 1984

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 5200, page 148, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, page 516, said Register's Office; and Second Deed of Correction of record in Book 5936, page 301, said Register's Office; (3) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

2180 08/24 221.00- CHECK

WARRANTY DEED

FROM
FOX RUN COMPANY, INC.
TO
NEALE R. SMITH and wife,
PEGGY A. SMITH

RUSH

H 6 9 1 4 9

IDENTIF. REFERENCE

AUG 24 2 03 PM '83

FELIX Z. WILSON II Register of
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

RETURN TO

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 8221 PAGE 38

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

8300.00-	CO	
215.50	CO TX	
.50	PRFEE	
5.00	MDEED	
	CHECK	221.00-
2180AC8/24/03	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R S 1 4 S

IDENTIF. REFERENCE

AUG 24 2 03 PM '03

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN

No. 973631