This Instrument Prepared By: Frank H. Reeves
First American Center
Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. & Betty F. Smith (NAME)	(Same) (NAME)	Map 131 - 1D
2425 Foxhaven Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 201 CO
Franklin, TN 37064 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BOOK 6205 PAGE 732

For and in Consideration of the sum of Ten Dollars ($10.00) ---------- *DOLLARS*

cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

H 9 4 9 7 6

IDENTIF. REFERENCE

DEC 30 3 25 PM '83

I, Frank H. Reeves (the "Grantor") *have bargained and sold, and by these presents do transfer and convey unto the said* James W. Smith and wife, Betty F. Smith, as tenants by the entirety, (the "Grantees") their *heirs 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. 23-A as shown on the Plat of Georgetown Apartments, a Condominium, of record in Book 5200, page 4, Register's Office for said County, together with an undivided .329% interest in the common elements of 5025 Hillsboro Homeowner's Association as described in Book 5211, page 325, et seg., said Register's Office.

Being the same property conveyed to Frank H. Reeves by deed from Larry W. Deason and wife, Debra W. Deason, of record in Book 5352, page 778, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for:

1. Limitations and conditions imposed by the Horizontal Property Act, as set out in Tenn. Code Annotated, Section 66-27-104 through 66-27-122.

2. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of 5025 Hillsboro Homeowner's Association, filed October 18, 1977, and recorded in Book 5211, page 325, Register's Office for said County, including the plat recorded in Book 5200, page 4, said Register's Office, and the By-Laws of said Association recorded in Book 5211, page 325, said Register's Office.

12/30 11:30 CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Affiant

Subscribed and sworn to before me this the 30th day of December, 1983

Notary Public

My commission expires 1-11-86

(Affix Seal)

3. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repaid of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in Master Deed, of record in Bood 5211, page 325, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewers and/or storm drainage improvements were granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4308, page 575, Register's Office for Davidson County, Tennessee. (This easement affects only the common area and not the individual units.)

Peggy S. Reeves, wife of the Grantor, joins in this conveyance solely for the purpose of conveying to the Grantees such right, title, and interest as she may have in the aforesaid property.

NOTE: Unit No. 23-A, as set forth in the above description of the property hereby conveyed, is also known as Unit No. 201 as shown on the Plat of Georgetown Apartments, a Condominium, of record in Book 5200, Page 4, Register's Office for Davidson County.

This is unimproved ( ) improved (X) property, known as Apartment 23-A (House Number) 5025 Hillsboro Rd. (Street), Nashville (P. O. Address:), Tenn. (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantor and/or wife, Peggy S. Reeves *their heirs and assigns, forever.*

And I, the Grantor, *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,* except as otherwise set forth above.

And I, the Grantor *do further covenant and bind* 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.*

Witness our *hands this* 30th *day of* December, *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.*

Frank H. Reeves

FRANK H. REEVES

Peggy S. Reeves

PEGGY S. REEVES

BOOK 6205 PAGE 734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marshall L. Hix, *a Notary Public in and for said County and State, the within named* Frank H. Reeves and Peggy S. Reeves

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

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* December, *19* 83.

Marshall L. Hix *Notary Public.*

Commission Expires October 21, 1984.

MARSHALL L. HIX NOTARY PUBLIC STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the 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 ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19*.....

Notary Public

Commission Expires.....

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

RECEIVED OF _____

FOR _____

BOOK 6205 PAGE 735

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00- CAMT.	
			104.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	113.50-
3220A	12/30/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 9 7 6

IDENTIF. REFERENCE

DEC 30 9 25 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 3730