# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Robin R. Swensen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 97

Rhonda J. Stutsman
Notary Public

MY COMMISSION EXPIRES: 8/24/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064.

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Robin R. Swensen (NAME) | Collateral Mortgage, Ltd. (NAME) | MAP 104-11A |
| 2134 Fairfax Ave., Unit A-3 (ADDRESS) | 1900 Crestwood Blvd. (ADDRESS) | PARCEL 3 |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Birmingham, AL 35210-2034 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bradley Todd Smythe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin R. Swensen MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit A-3, Parcel No. 3, in a horizontal property regime which is located on the plat of Villager West Condominiums, of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bradley Todd Smythe, unmarried, by deed from James Alvin Crossman and wife, Mary B. Crossman of record in Book 8207, page 263, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests 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,

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 2134 Fairfax Ave., Unit A-3, Nashville, TN 37212
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 28th day of May 19 97

Bradley Todd Smythe

Deborah Chesser
DEBORAH CHESSER

The spouse joins in the execution of this instrument for the purpose of release whatever dower interest she may have.

BOOK 10479 PG 443

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley Todd Smythe & wife Deborah Chesser

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 28th day of May, 19 97.

Commission expires 11-20-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____, a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

LEGAL DESCRIPTION CONTINUATION:

assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villager West Condominiums of record in Book 5452, page 419, said Register's Office.

Plan of record in Book 5210, page 174, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.



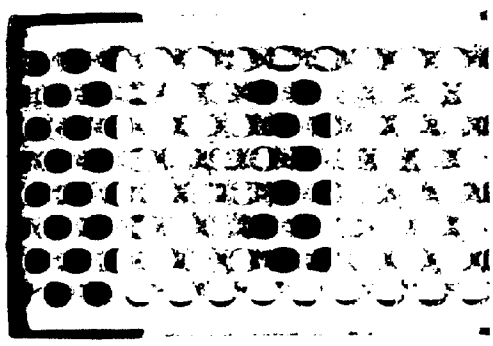
03111927

IDENTIFICATION/REFERENCE

97 JUN -4 PM 12:34

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8717 06/04 0101 03CHECK 138.50



# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10479 PG 444

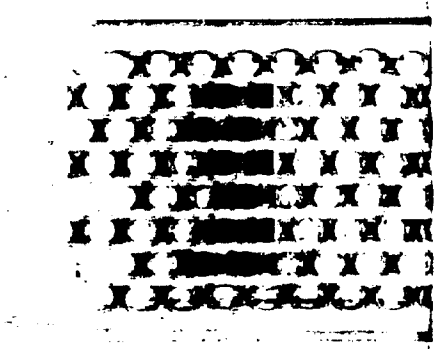
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 35000.00 |
| CON TX | 129.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 138.50 |
| CHECK | 138.50 |

06/04/97 01 12:38 0001 8717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03111927

IDENTIF. # REFERENCE

97 JUN -4 PM 12:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1158642