Bk 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $ 74,000.00.

Patricia L. Smith
AFFIANT

Sworn to and subscribed before me this 30th day of October, 1997.

Carolyn M. Pearl
NOTARY PUBLIC

My commission expires: 1-24-99

Map and Parcel No. 85-15-O-A-17.00 CO

Address of New Owner:
Patricia and Kenneth Smith
117 Spring Place Drive
Nashville, TN 37214

Send Tax Notices To:
Same.

BOOK 10669 PG 451

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, JAMES O. RITCHASON and wife, FAYE A. SMITHSON, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto PATRICIA L. SMITH and husband, KENNETH E. SMITH, as tenants by the entireties, hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This conveyance is subject those limitations, restrictions and encumbrances in the Master Deed establishing a Horizontal Property Regime, also set out in Attachment "A" hereto.

This is improved property, known as 117 Spring Place Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said JAMES O. RITCHASON and FAYE A. SMITHSON have hereunto set their signature, this 30th day of October, 1997.

James O. Ritchason
JAMES O. RITCHASON

Faye A. Smithson
FAYE A. SMITHSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES O. RITCHASON and FAYE A. SMITHSON, the bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 30th day of October, 1997.

Carolyn M. Pearl
NOTARY PUBLIC

My commission expires: 1-24-99

CAROLYN M. PEARL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

Attachment "A" legal description:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 117, on the Plan of Spring Place Condominiums, as shown as the exhibit to the Master Deed, of record in Book 6780, page 289, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to James O. Ritchason and wife, Faye A. Smithson, by deed form T & C Partnership, a Tennessee General Partnership composed of Walter L. Timmons, Jr. and Terrence L. Cobb, dated November 30, 1987, recorded December 3, 1987, of record in Book 7417, Page 485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject 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, 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, assessments, and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Spring Place Conds, of record in Book 6780, page 229, amended in Book 7213, page 121, further amended in Book 7242, page 924, By-Laws of record in Book 6780, page 265, said Register's Office.

1997 Davidson County taxes to be prorated at time of closing.

Initials

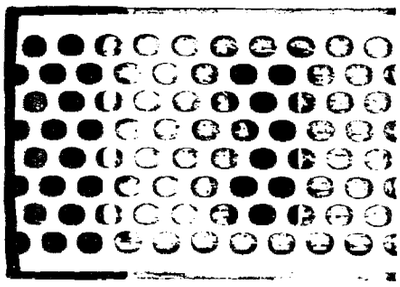
0365774

IDENTIFICATION REFERENCE

97 NOV -4 AM 9:18

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

7127 11/04 0101 03CHECK 282-80



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

RECEIVED OF _____

FOR _____ BOOK 10669 PG 453

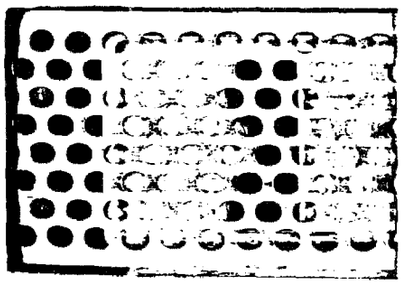
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80

11/04/97 01 09:23 0001 7127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0365774
IDENTIF. & REFERENCE

97 NOV -4 AM 9:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1216335