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BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Christina E. Cox Smittle
Affiant

Subscribed and sworn to before me, this 15th day of December, 1997.

Notary Public

My Commission Expires: 11/22/99

Address New Owner As Follows:
Christina E. Cox Smittle
136 Harpeth Trace Drive
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Number:
143-03-0-D 136.00CO
9DZ 72823

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ANN MCALPINE,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHRISTINA E. COX SMITTLE,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium unit described as Unit 136 in a Horizontal Property Regime located on the Plan of Harpeth Trace Condominiums, of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John J. Morpaw by deed from Harpeth Glen Corp., of record in Book 5325, page 171, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 5675, page 834, Register's Office for said County, John J. Morpaw conveyed an interest to Mary Ann McAlpine, sister, with right of survivorship. by quitclaim deed of record in Book 7131, page 154, Register's Office for said county, Mary Ann McAlpine conveyed all her right, title and interest to John J. Morpaw. By quitclaim deed of record in Book 9533, page 753, Register's Office for Davidson County, Tennessee, title was again vested in John J. Morpaw, unmarried and Mary Ann McAlpine, married, as joint tenants with right of survivorship; the said John J. Morpaw having since died.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Master Deed establishing a Horizontal Property Regime of record in Book 5116, page 751, Register's Office for Davidson County, Tennessee.

2. A permanent easement for ingress and egress granted to David L. Pollack, his heirs an assigns, of record in Book 4734, page 901, Register's Office for said County.

3. An easement granted in deed from Joseph Martin, Sr., to Davidson Road Corporation, for access by road to water tank, together with an easement for a 12" cast iron water line serving said tank, of record in Book 3930, page 192, Register's Office for said County.

4. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4889, page 192, Register's Office for said County.

5. Easement for water mains granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5099, page 783, Register's Office for said County.

5. Easement for water mains granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5142, page 690, Register's Office for said County.

6. Easement for water mains granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5142, page 694, Register's Office for said County.

7. Declaration of Covenants, Conditions and Restrictions, contained in instrument of record in Book 5120, page 208, Register's Office for said County, as amended in Book 5182, page 769, Register's Office for said County.

8. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 5120, page 918 Register's Office for said County, as amended in Book 5182, page 767, Register's Office for said County.

9. Matters shown on the Plan of record in Book 5050, page 47, Register's Office for said County.

10. Rights of others in and to the common elements.

This is improved property known as 136 Harpeth Trace Drive, Nashville, TN 37221.

David J. McAlpine, spouse of Mary Ann McAlpine, joins in this conveyance for the purpose of conveying, and hereby does convey, any interest he may have in subject property.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of December, 1997.

Mary Ann McAlpine

Mary Ann McAlpine

By: June Doak attorney in fact

June Doak, Attorney-in-fact

David J. McAlpine

David J. McAlpine

By: June Doak attorney in fact

June Doak, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUNE DOAK**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of December, 1997.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/27/99

0380504

IDENTIF. → REFERENCE

97 DEC 16 AM 10:29

DAVIDSON COUNTY, TN.

1558 12/16 0101 03CHECK 442.20

0082905.01

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
116000.00
CON TX 429.20
PRFEE 1.00
WDEED 12.00
TOTAL 442.20
CHECK 442.20
12/16/97 01 10:35 0001 1558

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 DEC 16 AM 10:

FELIX Z. WILSON
DAVIDSON COUNTY, TN

0380504
IDENTIF. ↑ REFERENCE

No.1232314