WARRANTY DEED

BOOK 10822 PG 880

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 11-30-99
(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Mail
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, TN 37027

My Commission Expires NOV 27 1999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret V. Smith (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	MAP 116-03-0-A
4505 Harding Road, Unit 3W (ADDRESS)	P. O. Box 305110/7th Floor (ADDRESS)	PARCEL 026.00
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, David Brent Barcus and wife, Susan Shurtz Barcus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret V. Smith

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:

Land in Davidson County, Tennessee, being those certain permises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regine, by Master deed and Declaration and By-Laws dated the 22nd of May 1973, and recorded in Register's Office for Davidson County, Tennessee, in Book 4710, Page 901, and said premises being more particularly described as follows:

Unit labeled 3W of said project as shown on the plan recorded in Book 4460, Page 189, Register's Office for Davidson County, Tennessee, together with the undivided 1.46881% percentage interest in the Common Elements appurtenant to said unit as set forth in the Master Deed and Declaration. Reference is hereby made to the plan of Royal Oaks Tower of record in Book 4460, Page 189, for a more complete identification and description of such unit.

Being the same property conveyed to David Brent Barcus and wife, Susan Shurtz Barcus by deed from H. Charles Barcus, Jr. and wife, Ann H. Barcus dated October 18, 1996 of record in Book 40235, Page 276, Register's Office for Davidson County, Tennessee.

98 MAR -4 PM 2:25

IDENTIFICATION REFERENCE 0407906

unimproved ( )
This is improved (X) property, known as 4505 Harding Road, Unit 3W, Nashville, Tennessee 37205
(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 our hand s this 2nd day of March 19 98

David Brent Barcus

Susan Shurtz Barcus

1-800-626-5427

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10822 PG 881

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Brent Barcus and wife, Susan Shurtz Barcus

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of March 19 98.

Commission expires 11-27-99

Joyce Jordan
Notary Public

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 27, 1999

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10822 PG 882

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

CONT 35000.00
CON TX 314.50
PRFEE 1.00
MTEED 8.00
TOTAL 323.50
CHECK 323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0407906
IDENTIF. ↑ REFERENCE

98 MAR -4 PM 2:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1261468