BOOK 10990 PG 598

39-B

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP-PARCEL NO.
David Scott Smith		
3215 West End Circle	Owner	Map 104-2-L
Nashville, TN 37203		Parcel 101.00

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, June S. Chen, unmarried ("Grantor"), by these presents does transfer and convey unto David Scott Smith, (Grantee), Grantee's heirs and assigns, the following described tract of land in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Unit No. 3215, together with the appurtenant interest in the common elements of Magnolia Court Condominiums, a horizontal property regime established by Master Deed, of record in Book 7295, page 869, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.
>
> BEING the same property conveyed to June S. Chen by Warranty Deed from The Parthenon Group of record in Book 10113, page 556, of the Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

THIS conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3215 West End Circle, Nashville, Tennessee, 37203.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater for this transfer is $115,000.00.

Charlotte K VanMeter
Affiant

Subscribed and sworn to before me this 22nd day of June, 1998

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

Angela Boston-Williamson
Notary Public

My Commission Expires 3/23/02

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenance, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

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And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further convenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of June, 1998.

June S. Chen
June S. Chen

By: Joel C. Keay
Attorney-in-Fact

5208 06/24 0101 03CHECK 434.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of June, 1998, before me, Joseph V. Ferrelli, a Notary Public in and for said County and State, personally appeared Joel C. Keay, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of June S. Chen, and acknowledged that he executed the same as the free act and deed of the said June S. Chen.

WITNESS my hand and official seal at Nashville, Tennessee this 22nd day of June, 1998.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

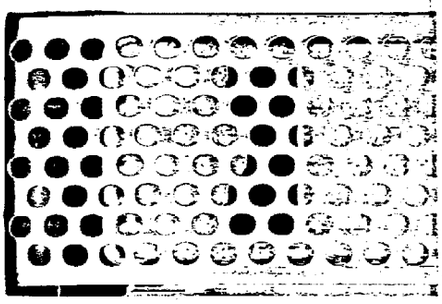
My Commission Expires: 3/23/02

My Commission Expires

98 JUN 24 PM 1:01

04546271

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



RECEIVED OF _____

FOR _____

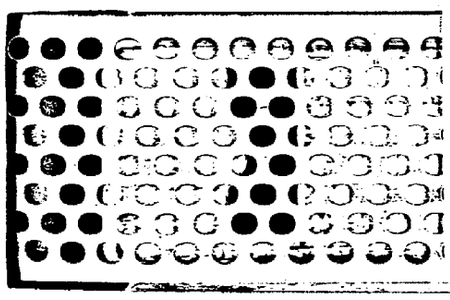
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50
06/24/98 01 16:01 0001 5208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0454627
IDENTIFICATION REFERENCE
98 JUN 24 PM 4:01
REGISTER
DAVIDSON COUNTY, TENN.

No. 1311020