BOX #14A

G#12172-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

S. Jane Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. JANE SMITH (NAME)	"NEW OWNERS" (NAME)	MAP 103-03-0-B
3523 Richland Avenue (ADDRESS)	(ADDRESS)	PARCEL 002.00co
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #25W-12249

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, DONALD W. ANTHON, JR., AND MELISSA W. ANTHON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S. JANE SMITH AND REUBEN M. SMITH, WIFE AND HUSBAND

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. "B" and Private Elements of Unit No. "B" of the Forty-Eighth Avenue Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 10023, Page 344, and as supplemented in Book 10046, Page 725, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10023, Page 364, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Forty-Eighth Avenue Condominiums, as shown on Exhibit "B" of the Master Deed of record in Book 10023, at Page 363, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Donald W. Anthon, Jr., and Melissa W. Anthon, husband and wife, by Deed from Rehab-It, LLC, a Tennessee limited liability company, of record in Book 10178, Page 140, Register's Office for Davidson County, Tennessee.

THIS conveyance is 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

CONTINUED

unimproved ( ) This is improved (X) property, known as 4710 Utah Avenue, Nashville, TN 37209
(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 30th day of June 19 98

DONALD W. ANTHON, JR.
Donald W. Anthon by Thomas C. Fussell ATTORNEY IN FACT
By:
THOMAS C. FUSSELL, ATTORNEY-IN-FACT

MELISSA W. ANTHON
Melissa W. Anthon by Thomas C. Fussell ATTORNEY IN FACT
By:
THOMAS C. FUSSELL, ATTORNEY-IN-FACT

LEGAL DESCRIPTION CONTINUATION

Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; 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 Forty-Eighth Avenue Condominiums, of record aforementioned; easements and setback lines, if any, set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 1998, before me personally appeared THOMAS C. FUSSELL 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 DONALD W. ANTHON, JR., AND MELISSA W. ANTHON, HUSBAND AND WIFE, and acknowledged that he executed the same as the free act and deed of said DONALD W. ANTHON, JR., AND MELISSA W. ANTHON, HUSBAND AND WIFE.

Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: May 27, 2001

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

9433 07/06 0101 03CHECK 519.75

98 JUL -6 AM 8:59

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

045818

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

RECEIVED OF _____

FOR _____

BOOK 11005 PAGE 954

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
			AMT	137500.00
			CON TX	508.75
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	519.75
			CHECK	519.75
		07/06/98	01	08:59 0001 9433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458618
IDENTIF. # REFERENCE

98 JUL -6 AM 8:59

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

No. 1315197