WARRANTY DEED

BOOK 11097 PAGE 758

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 143,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF August, 19 98

Notary Public

MY COMMISSION EXPIRES: Nov. 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mail
Mortgage Escrow Company, 3212 West End Avenue, Suite 500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Charles Stephen Smith	SAME	MAP 117 GROUP 7J
(NAME)	(NAME)	
2047 Lombardy Avenue		PARCEL 17CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		7DA-92596
(CITY) (STATE) (ZIP)	(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, Sherry A. Carver Ellis and husband, Richards J. Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Charles Stephen Smith and Peter Stephen Williams Smith, both unmarried, as joint tenants with right of survivorship

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2047 together with allocated parking space No. P-13 on the Plan of the Kingsbridge Condominiums as set forth in Exhibit "C" to the Master Deed & By-Laws of record in Book 7105, page 777, amended in Book 7457, page 15 and Book 9539, page 564, Register's Office for said County to which plan as set forth in Exhibit "C" to the Master Deed and By-Laws reference is hereby made for a more complete description.

Being the same property conveyed to Sherry A. Carver, a single person by deed from Chad P. Callanan and wife, Margaret H. Callanan of record in Book 10336, page 272, Register's Office, Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement of record in Book 6763, page 350, said Register's Office.

The said Sherry A. Carver and Sherry A. Carver Ellis being one and the same person.

98 SEP -3 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0483845

unimproved ( )
This is improved (X) property, known as 2047 Lombardy Avenue, Nashville, Tennessee 37215
(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 27th day of August 19 98

Sherry A. Carver Ellis

Sherry A. Carver Ellis

Richards J. Ellis

Richards J. Ellis

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 Sherry A. Carver Ellis and husband, Richards J. Ellis

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 Nashville Tennessee this 27th day of August 1998

Commission expires Nov 28, 1998

Notary Public

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 _____.

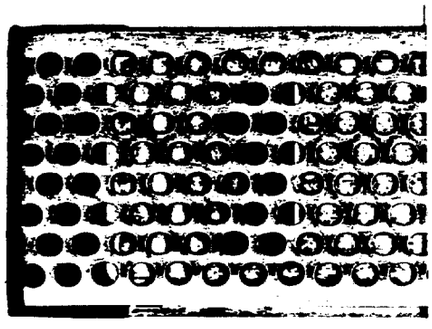
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

6406 09/03 01:01 03CHECK 541.03

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



RECEIVED OF _____

FOR _____ BOOK 11097 PAGE 760

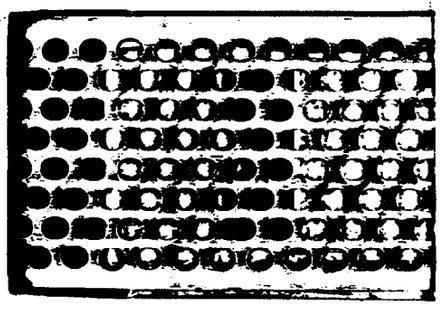
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 143250.00
CON TX 530.03
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 541.03
CHECK 541.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/03/98 01 09:58 0001 6406



0483845
IDENTIF. # REFERENCE

98 SEP -3 AM 9:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1341845