THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

BOOK 11110 PAGE 189

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
GINA L. LONG 8300 Sawyer Brown Road Unit B-302 Nashville, Tennessee 37221	SUNTRUST MORTGAGE, INC. P.O. Box 105621 Atlanta, Georgia 30348	Map 142-05B Parcel: 10.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES W. SMARTT and wife JOSEPHINE R. SMARTT (hereinafter "GRANTORS"), have bargained and sold and do hereby sell, transfer and convey unto the said GINA L. LONG, an unmarried woman (hereinafter "GRANTEE"), her heirs and assigns, a certain tract of real property located in Davidson County, more particularly described as follows, to wit:

BEING Unit No. B-302, together with the Carport designated No. B-302-C, in River Plantation, Section Three, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Three, Condominium Apartments, Recorded in Book 4675, pages 75, 76, and 77, Register's Office for said County, and described in a Master Deed, recorded in Book 4784, page 464, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

PICK-UP

98 SEP 14 AM 10:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0487211
IDENTIF. & REFERENCE

BEING the same property conveyed to James W. Smartt and wife Josephine R. Smartt by deed from Walter Glenn Bowron, Jr. and wife Ann Coleman Bowron of record in Book 5360, page 114, Register's Office for Davidson County, Tennessee.

INCLUDED herein but specifically EXCLUDED from this conveyance is the following tract which was originally erroneously included in the Master Deed establishing the aforesaid Horizontal Property Regime known as River Plantation, Section Three, to wit:

LAND in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Co., Inc., dated March 16, 1978, as follows:

BEGINNING at a concrete monument in the southerly margin of U.S. Hwy. 70; thence South 5 degrees 29 minutes West a distance of 330.68 feet to a concrete monument; thence N 85 degrees 02 minutes 28 seconds West 19.77 feet to an 8" sassafras; thence North 40 degrees 18 minutes West 21.8 feet to a 6" white oak; thence North 54 degrees 37 minutes West 33.0 feet to 3-8" white oaks;

thence along the existing fence line North 43 degrees 45 minutes West 47.0 feet to an 18" cherry; thence North 70 degrees 00 minutes West 28.3 feet to a point in the westerly margin of Sawyer Brown Road; thence North 20 degrees 00 minutes East 190.5 feet to a concrete monument; thence northeasterly around a curve having a radius of 100.0 minutes a distance of 117.07 feet to the point of beginning.

BEING the same property quitclaimed to Haury and Smith Contractors, Inc. by quitclaim deed of record in Book 5785, page 180, Register's Office for Davidson County, Tennessee.

This is improved real property known as **8300 Sawyer Brown Road, Unit # B302, Nashville, Tennessee, 37221.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GRANTEE, her heirs and assigns forever.

The said GRANTORS do hereby covenant with the GRANTEE that they are lawfully seized and possessed of the said real property in fee simple and have good right to convey it and the same is unencumbered, except for:

1. Davidson County Property Taxes for 1998 which are prorated to the date of closing and assumed by the GRANTEE.

2. Matters set forth on the Plan of record in Book 4675, page 75, Register's Office for Davidson County, Tennessee and as amended in Book 4675, page 103 and in Book 6231, page 156, said Register's Office.

3. Matters set forth on the Master Deed of record in Book 4784, page 464, and By-Laws of record in Book 4784, page 482, Register's Office for Davidson County, Tennessee.

4. All other restrictions and easements of record, if any.

Except as set forth above, the undersigned GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and defend the title to said property to the said GRANTEE, her heirs and assigns against lawful claims of all other person or entities whomsoever.

The GRANTORS reserve possession of the subject property until September 18, 1998.

WITNESS our hands this 15th day of September, 1998.

Josephine R. Smartt
JOSEPHINE R. SMARTT

James W. Smartt
JAMES W. SMARTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. SMARTT and JOSEPHINE R. SMARTT, the within named bargainors, 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 11 day of September, 1998.

Notary Public

My Commission Expires: 4/28/98

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $96,500.00.

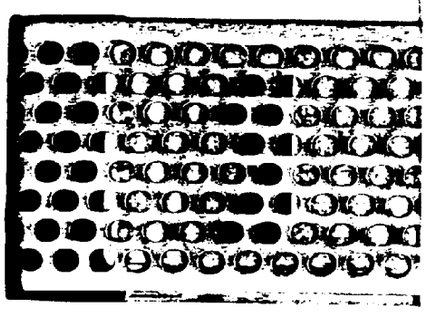
GINA L. LONG

Subscribed and sworn to before me this 11th day of September, 1998.

NOTARY PUBLIC

My Commission Expires: 4/28/98

0093 09/14 0101 03CHECK 372.05



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

RECEIVED OF _____

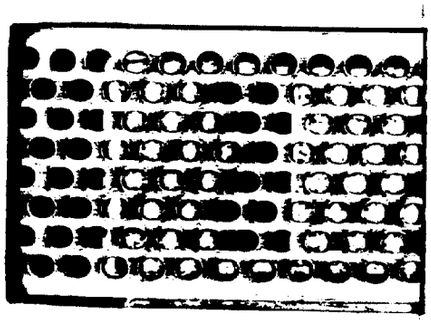
FOR _____

BOOK 11110 PAGE 192

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	96500.00
			CON TX	357.05
			PRFEE	1.00
			CAMT	12.00
			CFEE	2.00
			~~TOTAL~~	~~360.05~~
			~~CHECK~~	~~360.05~~
09/14/98	01	10:14 0001		0093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0487211
IDENTIF. # REFERENCE

98 SEP 14 AM 10:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

			VOID	
			CAMT	12.00-
			WDEED	12.00
			~~TOTAL~~	~~12.00~~
			~~CHECK~~	~~12.00~~
09/14/98	01	10:15 0001		0094

TOTAL 312.05

No. 1345488