Do Not Publish!
Faye Smith

Mail

Name and Address of New Owner:
Faye Smith
118 Hearthstone Manor Circle
Brentwood, TN 37027

Prepared by:
Evans, Jones & Reynolds, P.C.
1810 First Union Tower
150 Fourth Avenue North
Nashville, TN 37219-2424

Send Tax Bills to:
New Owner, as stated above.

Map and Parcel Nos.:
84-04-A325

BOOK 11214 PAGE 716

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, W.C. KEYT and ANTHA S. KEYT, hereinafter called the GRANTORS, their successes and assigns, have this day bargained and sold, and by these presents do transfer and convey unto FAYE SMITH, hereinafter called the GRANTEE, her successors and her assigns, a certain condominium apartment in Davidson County, Tennessee described as follows, to wit:

> Unit No. 325 of AUTUMN CHASE CONDOMINIUMS, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.
>
> Being a part of the same property conveyed to H M Properties, Inc., a corporation, by deed from Ellen Pack Vantrease Nicks and husband, Claude Nicks, of record in Book 7499, page 227, Register's Office for Davidson County, Tennessee, and submitted to the regime of Autumn Chase Condominiums by Master Deed of record in Book 7718, page 418, said Register's Office.
>
> And being the same property conveyed to W.C. Keyt and Antha S. Keyt by deed from H M Properties, Inc., dated May 26, 1989, recorded in Book 7858, page 532, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 325 Autumn Chase, Nashville, Tennessee 37214.

This conveyance is made subject to all applicable easements and restrictions of record and to all items contained on the plat of Autumn Chase Condominiums, all in said Register's Office. In addition to any other applicable restrictions or easements which

may be of record, included are those restrictions and easements in the instruments recorded in the Plan of record at Book 6900, page 609 and those in Exhibit B to the Master Deed, at Book 7718, page 473, and those in Book 7499, page 227, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever.

GRANTORS do hereby covenant with the said GRANTEE that they are lawfully seized and possessed of said parcel of real estate, have a good right to convey it, and that the same is unencumbered except for taxes for the lien of 1998 real property taxes, which are to be prorated between the parties herein as of the date of this Deed and which GRANTEE agrees to pay, and except as otherwise set out herein. GRANTORS do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said real estate to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of ~~October~~ November, 1998.

W.C. KEYT

ANTHA S. KEYT

STATE OF TENNESSEE
COUNTY OF Cumberland

Before me, Kimberly A. Harless, a Notary Public, personally appeared W.C. KEYT and wife ANTHA S. KEYT, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their respective oaths, acknowledged themselves to be the within named bargainors, and that they each executed the foregoing instrument for the purposes therein contained, by signing their respective names thereto.

Witness my hand and seal at office in ~~Fairfield Glade~~ Tennessee, this 10th day of November, 1998.

Notary Public

My commission expires: May 7, 2002

KIMBERLY A. HARLESS NOTARY PUBLIC AT LARGE CUMBERLAND CO. TENN.

BOOK 11214 PAGE 718

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Cumberland)

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One hundred twenty-five thousand and No/100 Dollars ($ 125,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

FURTHER AFFIANT SAITH NOT.

Affiant

Sworn to and subscribed before me this 10th day of November, 1998.

Notary Public

My Commission Expires: May 7, 2002

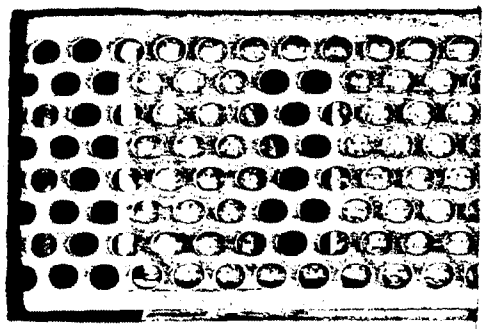
109200ra.007

NOTARY PUBLIC AT LARGE

0515246
IDENTIF. # REFERENCE

98 NOV 20 PM 1:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

9899 11/20 0101 03CHECK 477.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11214 PAGE 719

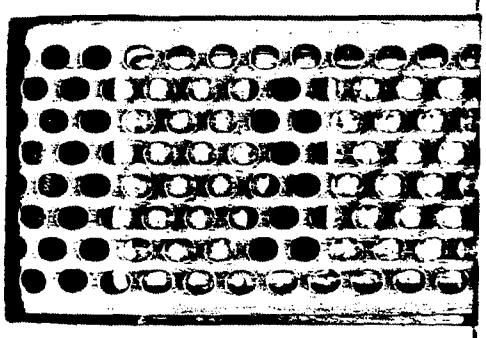
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 477.50
CHECK 477.50

11/20/98 01 13:58 0001 9899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



05'5246
IDENTIF. ◆ REFERENCE

98 NOV 20 PM 1:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1374953