WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Smith (NAME)	AmSouth Bank (NAME)	MAP 119-14A
2929 Selena Drive, A-9 (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 9
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brimingham, AL 35244 (CITY) (STATE) (ZIP)	6DA34988

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, Mary Frances (Darwin) Lawson and James Lee Darwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas G. Smith

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:

Unit No. 9, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Mary L. Geer by deed from Geraldine T. Scruggs of record in Book 8318, page 610, Register's Office for Davidson County, TN. The said Mary L. Geer having since died and Jo Ann Darwin being the beneficiary under the will of record in the Probate Court for Davidson County, Tennessee Docket No. 98P-1417. The said Jo Ann Darwin having then since died and her sole heirs at law being Mary Frances (Darwin) Lawson and James Lee Darwin.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

Subject to limitations and conditions imposed by the "Horizontal Property Act"

CONTINUED

unimproved ( )
This is improved (X) property, known as 2929 Selena Drive, A-9, Nashville, TN 37211
(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 December 19 98

Mary Frances (Darwin) Lawson
By Dr. James Warren atty in Fact
Mary Frances (Darwin) Lawson

James Lee Darwin
By Dr. James Warren atty in fact.
James Lee Darwin

By Dr. James Warren by Power of Attorney recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 30, 1998 before me personally appeared Dr. James Warren to me known to be the person who executed the foregoing instrument in behalf of James Lee Darwin and Mary Frances Lawson and acknowledged that he executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December 1998.

My Commission Expires:

11/24/2001

Laura A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

as set out in Section 64-2701, et seq of the Tennessee Code Annotated and the terms, provisions, covenants, conditions, and restrictions and rights established by and contained in the Master Deed and ByLaws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, including the plat recorded in Book 5200, page 520, said Register's Office.

0531583

IDENTIF. & REFERENCE

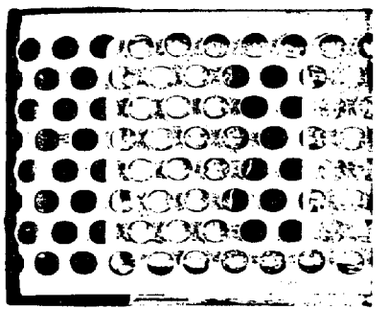
98 DEC 31 PM 2:37

[illegible] REGISTER
DAVIDSON COUNTY, TN.

7280 12/31 0101 03CHECK 225.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11277 PAGE 269

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

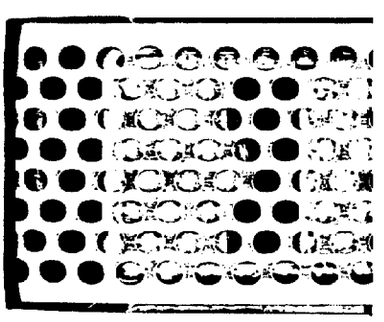
0531583
IDENTIF. ↑ REFERENCE

98 DEC 31 PM 2:37

REGISTER
DAVIDSON COUNTY, TN.

DAM	57000.00
DOM TX	210.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	225.90
CHECK	225.90

12/31/98 01 14:34 0001 7260



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404586