SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,100.00

L.A.R.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY 19 99

Notary Public

MY COMMISSION EXPIRES: 9-11-2001
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LISA ANN RUDLER (NAME)	owner (NAME)	142-4-A-27
210 Old Hickory Blvd, Unit 27 (STREET ADDRESS OR ROUTE NUMBER)	(NAME) (STREET ADDRESS)	9D 3617
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 I, BENNY JEAN SMITH WILSON, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LISA ANN RUDLER

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 Unit No. 27 on the plan of BELLE FOREST CONDOMINIUM APARTMENTS, of record in Plat Book 5200, page 167, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Benny Jean Smith, unmarried, by deed from U. Grant Browning, Trustee, of record in Book 7298, page 218, Register's Office for Davidson County, Tennessee. The said Benny Jean Smith having since married and is now known as Benny Jean Smith Wilson.

THIS PROPERTY IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE RESIDENCE OF GRANTOR'S SPOUSE.

This conveyance is subject to the following:

1. Provisions of Tennessee Code Annotated Section 64-2701 et seq.

2. Conditions, restrictions, options encumbrances, liens, assessments and undertakings contained in the Master Deed and By-Laws for the Belle Forest Condominiums, recorded in Book 5438, page 699, said Register's Office.

3. Easement Agreement between Belle Forest and American Buildings Company, of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.

4. Matters shown on plan of record in Book 5200, page 167, said Register's Office.

unimproved ( )
This is improved (X) property, known as 210 Old Hickory Boulevard, Unit No. 27, Nashville, TN 37221
(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 my hand this 5th day of February, 19 99

Benny Jean Smith Wilson by Lisa A. Mayo A.I.F.

BENNY JEAN SMITH WILSON

STATE OF TENNESSEE }
Davidson County } BOOK 11335 PAGE 119

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_____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19_____.

_____Notary Public

Commission Expires_____

054 7492

WARRANTY DEED IDENTIF. A REFERENCE

FROM 99 FEB 10 AM 9:48

REGISTER'S OFFICE REGISTER
DAVIDSON COUNTY, TN.

TO

MAIL ENV.

4247 02/10 0101 03CHECK 207-47

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 5th day of February, 1999, before me personally appeared Alan D. Mazer to be known to be the person who executed the foregoing instrument in behalf of BENNY JEAN SMITH WILSON, as her attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said BENNY JEAN SMITH WILSON, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 5th day of February, 1999.

RUSSELL JOHN McGANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9-11-2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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054792

IDENTIF. A REFERENCE

99FEB 10 AM 9:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	53100.00
			CON TX	196.47
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	207.47
			CHECK	207.47
02/10/99	01	09:48	0001	4247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423537