This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

BOOK 11443 PG. 17

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, SMH, INC., a Tennessee Corporation, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto WILLIAM A. TOWNSEND, his heirs and assigns, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 308 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, 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 A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to SMH, Inc., a Tennessee Corporation by Warranty Deed from Rainbow, Inc., a Tennessee Corporation, dated July 24, 1995, and of record in Book 9739, page 940, Register's Office of Davidson County, Tennessee.

This is improved property known as 308 Music Square, East, Nashville, TN 37203

This property is subject to such instruments and matters as may appear of record.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, his heirs and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 15th day of April, 1999.

SMH, INC.

By: _____
Herb Jensen

Its: Secretary

057733 339
IDENTIFICATION REFERENCE

99 APR 22 PM 1:48
ALL TAXES PAID
DAVIDSON COUNTY REGISTER

5647 04/22 0101 03CHECK 224.82

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

BOOK 11443 PG. 18

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $56,707.27, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of April, 1999.

Notary Public

My Commission Expires JAN 27, 200

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expiration: 1-27-2000

RETURN TO:
W. William Davis
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

SEND TAX BILLS TO:
William A. Townsend
1280 Taylor Drive
Langhorne, PA 19047

PROPERTY ADDRESS:
308 Music Square, East
Nashville, TN 37203

MAP PARCEL NUMBER
93-13-A 308.CO

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STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Herb Jensen, 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 Secretary, of SMH, Inc., a Tennessee Corporation, the within named Bargainor, and that he as such and Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such Secretary.

Witness my hand and seal at office this 15th day of April, 1999.

Notary Public

My commission expires: 1-27-2001

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11443 PG. 19

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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

0577339

IDENTIFICATION REFERENCE

99 APR 22 PM 1:48

DAVIDSON COUNTY, TN.

BOOK 11443 PG. 20

CAMT	56707.27
CON TX	209.82
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	224.82
CHECK	224.82

04/22/99 01 13:50 0001 5847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475790