BOOK 11455 PG. 130

THIS INSTRUMENT PREPARED BY:
John A. Beam, III, Esq.
P.O. Box 280240
1332 Eighth Avenue North
Nashville, Tennessee 37228

FROM: Shelby Madison Smith ("GRANTOR")

TO: Buchanan Realty Company, Inc. ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Buchanan Realty Company, Inc. Attn: George S. Buchanan 110 30th Ave. No., Suite 4 Nashville, TN 37203	SAME	103-12-O-C 012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Eighty-Three Thousand Dollars ($83,000.00), the receipt and sufficiency of all of which is hereby acknowledged; I, Shelby Madison Smith, have bargained and sold, and by these presents do transfer and convey unto Buchanan Realty Company, Inc., a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING land in Davidson County, Tennessee, being Unit No. 12 as shown on that Plat of 3831 Condominium of record in Book 5200, page 302, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 3831 Condominium Association, as described in Book 5699, page 857, et seq., said Register's Office.

BEING the same property conveyed to SHELBY MADISON SMITH by deed from MIKADO, LTD., a Tennessee limited partnership, of record in Book 5720, page 316, Register's Office for Davidson County, Tennessee.

This is improved property known as 3831 West End Avenue, #12, Nashville, Davidson County, Tennessee, 37205

THIS conveyance is subject to the following:

TO HAVE AND TO HOLD the said Unit and undivided interest, with the appurtenances, estate, title and interest thereto belonging to the said Buchanan Realty Company, Inc., a Tennessee corporation, its successors and assigns forever.

And I do covenant with the said Buchanan Realty Company, Inc., that I am lawfully seized and possessed of said Unit and undivided interest in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth:

1. Real property taxes for the year 1999, a lien, not currently due and payable.

2. Matters shown on the Plan of record in Book 5200, Page 302, said Register's Office.

3. The above premises is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other Unit owners and all sewer, water, electrical, telephone and other utility easments now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The 3831 Condominium Association, of record in Book 5699, page 857, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5699, page 874, said Register's Office.

4 Rights of others in and to the common elements.

5. Subject to the liens of any unpaid assessments and/or special assessments.

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

And I do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said Unit and undivided interest to the said Buchanan Realty Company, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of April, 1999

Shelby Madison Smith

I join in the above conveyance to release any marital rights I have in the above described property.

Sonya Cline Smith

99 APR 30 PM 1:35
REGISTER
DAVIDSON COUNTY, TN.

05807070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Shelby Madison Smith, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 29th day of April, 1999.

Peggy J. Shoaf
NOTARY PUBLIC

My Commission Expires: Nov. 30, 2002

PEGGY J. SHOAF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Sonya Cline Smith, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 29th day of April, 1999.

Peggy J. Shoaf
NOTARY PUBLIC

My Commission Expires: Nov. 30, 2002

PEGGY J. SHOAF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

Shelby Madison Smith
AFFIANT

Subscribed and sworn to before me this 30 day of April, 1999.

Peggy J. Shoaf
NOTARY PUBLIC

My Commission Expires: Nov. 30, 2002

PEGGY J. SHOAF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3LB.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11455** PG. **132**

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

RECORDERS MEMO

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

0580707

IDENTIFICATION REFERENCE

99 APR 30 PM 1:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CONV	83000.00
CON TX	307.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	318.10
CHECK	318.10

04/30/99 01 13:38 0001 9422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454123