PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 41123
Dav. Co. File: Box 8

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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey L. Fowler Kristen S. Austin 3000 Hillsboro Road. #3 Nashville, TN 37215	First Trust Mortgage Company P. O. Box 17257 Memphis, TN 38187-0257

TAX MAP-PARCEL NUMBERS: 117-03-A-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 126400.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn Sue Davis Smith and spouse, E. Dan Smith, II,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey L. Fowler and Kristen S. Austin, as joint tennants, with rights of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of Versailles Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, page 80, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Carolyn Sue Davis, unmarried, by deed from Alice A. Hinton and husband, John Dunn of record in Book 6801, page 463, Register's Office for said County. The said Carolyn Sue Davis is now known as Carolyn Sue Davis Smith.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 80, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5168, page 944, Book 5659, page 641, Book 5667, page 375, Book 5589, page 367, Book 5168, page 961, Book 7770, page 955 and Book 8434, page 719, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3000 Hillsboro Road. #3, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of July, 1999.

Carolyn Sue Davis Smith

E. Dan Smith, II

State of Tennessee
County of Davidson

On this 22nd day of July, 1999, before me the undersigned authority, personally appeared **Carolyn Sue Davis Smith** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

On this 21ST day of July, 1999, before me the undersigned authority, personally appeared **E. Dan Smith, II** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires NOV. 5, 2001 _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

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AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 126400.00

Jeffrey L. Fowler
Affiant

Sworn and subscribed before me on the 22nd day of July, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

Notary Public

My Commission Expires: _____

99 JUL 26 PM 12:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

Widoc: Deed Wty—12/92

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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0615721

IDENTIF. ↑ REFERENCE

99 JUL 26 PM 12:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]	122400.00
CO TX	467.68
PRFEE	1.00
MISC	10.00
CFEE	2.00
TOTAL	482.68
CHECK	482.68

[illegible] 12:37 0001 6829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495110