WARRANTY DEED

Instr:200003070023208 Page: 1 OF 3
REC'D FOR REC 03/07/2000 12:54:26PM
RECORD FEE: $14.30
M. TAX: $0.00 T. TAX: $222.00

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, YOPP & SWEENEY,
SUITE 1100, BANK OF AMERICA PLAZA,
414 UNION STREET, NASHVILLE, TN 37219.

GRANTOR: JOEL O. CHEEK AND WIFE MARY SUE CHEEK

GRANTEE: MILDRED S. SMOTHERMAN

Address New Owner as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
P O Box 2667 Mboro Tenn 37133	Mildred Smotherman P O Box 2667 Mboro Tenn 37133	Map 103-16-B Parcel 6

FOR AND IN CONSIDERATION of the sum of Sixty Thousand Dollars ($60,000.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, **JOEL O. CHEEK AND WIFE MARY SUE CHEEK**, collectively called the **GRANTORS**, herein, hereby bargain, sell, and convey to **MILDRED S. SMOTHERMAN, a single woman , GRANTEE**, herein, her, heirs, successors, and assigns, the following described real property situated in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Unit No 106 as shown on the Plat of Windsor Tower Condominium Apartments, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .243% interest in the common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel O. Cheek and wife Mary Sue Cheek, by deed from Sarah L. Skelton Warren and Phillip A. Warren of record in Book 9081, page 404, Register's Office for Davidson County, Tennessee.

The Property is improved property known as:

Unit 106 in Windsor Tower, 4215 Harding Road, Nashville, , Tennessee 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is SIXTY THOUSAND Dollars ($ 60,000.00)

Affiant: Mildred Smotherman

Sworn to and subscribed before me, this March 6, , 2000.

Julia Franks Loyd
Notary Public

My Commission Expires: May 28, 2003

JULIA FRANKS LOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject, Grantors further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of March, 2000.

GRANTOR

Joel O. Cheek
JOEL O. CHEEK

Mary Sue Cheek
MARY SUE CHEEK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia Franks Loyd, a Notary Public of said County and State, JOEL O. CHEEK AND MARY SUE CHEEK, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 6th day of March, 2000.

Julia Franks Loyd
Notary Public

My Commission Expires: May 28, 2003

JULIA FRANKS LOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Encumbrances

1. Ad valorem real property taxes for 2000 and subsequent years, a lien not yet due and payable.

2. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed 4215 Harding Road Homeowner's Association, filed July 19, 1978, and recorded in Book 5313, page 338, Register's Office for Davidson County, Tennessee, including the plat recorded in Book 5200, page 71, in said Register's Office, and the By-laws of said Association recorded in Book 5313, page 338, said Register's Office.

3. Twenty foot permanent sanitary sewer and drainage easement and an additional 15-foot temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3956, page 943, in said Register's Office, as described therein and being parallel to the westerly line of said property and running to the southeasterly margin of the Memphis-Bristol Highway.

4. The rights of others in and to the common areas/elements.