Instr:200004050034084 Page: 1 OF 2
REC'D FOR REC 04/05/2000 9:02:45AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $497.65

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

Box 60

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Michael R. Biddle	Owner	Map 117-7-H
3312 Hillsboro Road		Parcel 10
Nashville, Tennessee 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

MARK W. SMITH

hereinafter called the GRANTOR, having bargained and sold, and by these presents do transfer and convey unto,

MICHAEL R. BIDDLE

hereinafter called the GRANTEES, their heirs and assigns, in and to a certain parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of the Plan of Roderick Square, a Horizontal Property Regime, as of record in Plat book 6250, page 928, said Register's Office, the part hereby described being:

Unit No. 3312 on said Plan, and as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Roderick Square Condominiums.

BEING the same property conveyed to Mark W. Smith, by deed of record in Book XXXXXXXX page XXXXXXXX Register's Office for Davidson County, Tennessee. being recorded simultaneously herewith.

THIS PROPERTY IS SUBJECT TO:

1. 2000 taxes;
2. Plat of record in Book 6250, page 928, said Register's Office.
3. Master Deed and By-Laws of record in Book 6867, page 385, said Register's Office. Said Master Deed and By-Laws contain a lien for the maintenance fee.

Debbie Smith, wife of Mark W. Smith, joins in this instrument to convey all her right, title and interest in and to said property.

This is improved property known as 3312 Hillsboro Road, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever, except as hereinabove set forth. 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 our hands this 31st day of March, 2000.

Mark W. Smith
MARK W. SMITH

Debbie Smith
DEBBIE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MARK W. SMITH AND WIFE, DEBBIE SMITH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st day of March, 2000.

NOTARY PUBLIC

My commission expires: 5/28/2000.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $134,500.00.

Sworn to and subscribed before me this 31th day of March, 2000.

NOTARY PUBLIC

My commission expires: 5/28/2003.