Record and Return to:
Southern Title Services, LLC
Three Maryland Farms,Suite 150
Brentwood, TN 37027
200011227

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Instr:200006160060110 Page: 1 OF 2
REC'D FOR REC 06/16/2000 10:18:28AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $188.70

WARRANTY DEED

THIS INDENTURE, made this 15th day of June, 2000 between **STEPHANIE D. FUSON , UNMARRIED** of **DAVIDSON** County, Tennessee, First Parties, and Harold T. Smith and wife, Ann W. Smith

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, Stephanie D. Fuson, unmarried

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY , TENNESSEE , BEING UNIT NO. C-12 ON THE PLAN OF VILLAGER , REVISED OF RECORD IN BOOK 5200 , PAGE 201 , REGISTER'S OFFICE FOR SAID COUNTY , TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE D. FUSON, UNMARRIED BY DEED FROM AL ROGERS, JR., UNMARRIED OF RECORD IN BOOK 9693 , PG 475, REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE.

THE PREMISES HEREIN INSURED IS A CONDOMINIUM APARTMENT ESTABLISHED PURSUANT TO ALL THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN SECTION 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 UTILITIY EASEMENTS 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 VILLAGEER, OF RECORD IN BOOK 5434 , PAGE 665 , AS CORRECTED IN BOOK 5487 , PAGE 957 , REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2000 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

STEPHANIE D. FUSON

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **STEPHANIE D. FUSON**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of June, 2000.

County of Wake
State of N.C.

D N YAROS
NOTARY PUBLIC
WAKE COUNTY, N.C.

Notary Public
Printed name: DNYAROS

My commission expires: 02-21-05
(NOTARY SEAL)

PROPERTY OWNER:
[illegible] Smith
12312 Riley Raven Road
Little Rock, AR 72211

RESPONSIBLE TAXPAYER:
New Owner

CLT#

Map & Parcel No: 117-03-0-B 043.0000

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 51,000.00.

(AFFIANT)

Subscribed and sworn to before me, this 15th day of June, 2000.

Notary Public
Printed Name

My commission expires

NOTARY PUBLIC AT LARGE
TENN.

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $.

(AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____.

Notary Public
Printed Name

My commission expires