(2)

Instr:200007100068040 Page: 1 OF 3
REC'D FOR REC 07/10/2000 11:06:27AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $625.30

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 2-29-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan L. Boddie	Owner	117
(NAME)	(NAME)	07-0-J
2047 Lombardy Avenue		
(ADDRESS)	(ADDRESS)	17
Nashville, Tennessee		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Charles Stephen Smith and Peter Stephen Williams Smith, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan L. Boddie and husband, Josh Boddie

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2047 together with allocated parking space No. P-13 on the Plan of the Kingsbridge Condominiums as set forth in Exhibit "C" to the Master Deed & By-Laws of record in Book 7105, page 777, amended in Book 7457, page 15 and Book 9539, page 564, Register's Office for said County to which plan as set forth in Exhibit "C' to the Master Deed and By-Laws reference is hereby made for a more complete description.

Being the same property conveyed to John Charles Stephen Smith and Peter Stephen Williams Smith, both unmarried, as joint tenants with right of surviorship, by warranty deed of Sherry A. Carver Ellis and husband, Richard J. Ellis, of record in Book 11097, page 758, Register's Office of Davidson County, Tennessee.

Subject to the following:

2000 County Taxes constitute a lien against said property, but are not yet due and payable. Grantors have paid their prorata portion as of the date of closing and Grantees assume responsibility for same when they become due and payable.

Utility Easement of record in Book 1108, page 76 and Book 1109, page 353, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2047 Lombardy Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 hand s this 15th day of June 2000

John Charles Stephen Smith
Peter Stephen Williams Smith
By: John Charles Stephen Smith, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Wmson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Charles Stephen Smith

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 15th day of June 2000

Commission expires 6-19-00

Notary Public

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Charles Stephen Smith , Attorney-In-Fact for Peter Stephen Williams Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-In-Fact for the said Peter Stephen Williams Smith , as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney being recorded simultaneously herewith, at the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville , Tennessee, on this the 15 day of June, 2000.

Notary Public

My Commission Expires: 2-28-2001

CHARLES E. MORTON, IV NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

LEGAL DESCRIPTION CONTINUATION

Storm Water Detention Agreement in Book 6763, page 357, said Register's Office.

Master Deed and By-Laws of record in Book 7105, page 777, Book 7105, page 804, Book 7457, page 15 and Book 9539, page 564, said Register's Office.