THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
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Davidson County DEEDWARR
Recvd: 01/04/01 13:48 2pgs
Fees:11.00 Taxes:74.00
20010104-0001344

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Timothy L. Wilson, et al 2521 Oak Forest Dr. Antioch, Tn. 37013	Same as New Owner	Map 147-3-A Parcel 12CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RONALD C. SMITH and wife, LINDA W. SMITH, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto TIMOTHY L. WILSON, a single man, a one-half (½) undivided interest, and wife, ROLAND SPENCER, JR. and wife, ROSE ANN SPENCER, a one-half (½) undivided interest, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Unit A-12 of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6104, page 752, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Harding Place Condominiums of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of said Unit.
>
> BEING the same property conveyed to Ronald C. Smith and wife, Linda W. Smith by deed from State Street Bank and Trust Company as Trustee of record in Book 9433, page 444, said Register's Office.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 441 Harding Place, Unit A-12, Nashville, TN 37211.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, and which will be paid, in full, by the GRANTEES, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 5200, page 571, said Register's Office.

3. Subject to the Master Deed for Harding Place Condominiums of record in Book 6104, page 725, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

RONALD C. SMITH

LINDA W. SMITH

"GRANTEES"

TIMOTHY L. WILSON, a single man

ROLAND SPENCER, JR.

ROSE ANN SPENCER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD C. SMITH and wife, LINDA W. SMITH, and TIMOTHY L. WILSON, a single man, and ROLAND SPENCER, JR. and wife, ROSE ANN SPENCER, 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 the 2nd day of January, 2001.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of January, 2001.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001