01

Realty Tract 48A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00.

Carol R Lewis
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2001.

Theresa D. Dorsey
Notary Public

My Commission Expires: 9-15-01

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/06/01 15:10 3pgs
Fees:15.00 Taxes:299.70
20010306-0021258

ADDRESS NEW OWNER(S) AS FOLLOWS:
James P. Matthews
5600 Country Drive #310
Nashville, TN 37211

SEND TAX BILLS TO:
~~XXXXXXXXXXXXXXX~~
NEW OWNER
Citibank, F.S.B.
12855 M/ Piter 40 Drive
St. Louis, MO 63141

MAP-PARCEL NUMBERS:
Map/Parcel: 162-09-0-B-061.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vern Smith, Jr, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **James P. Matthews** hereinafter referred to as 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 or parcel of land in Davidson County, Tennessee, described as follows:

Being Townhouse No. 310, on the 4th Revised Site Plan, Phase Three, Hickory Valley Condominiums, of record in Book 5200, page 131, of said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vern Smith, Jr., unmarried from John A. Callis and wife, Lula G. Callis, by Warranty Deed of record in Book 7550, page 292, Register's Office of Davidson County, Tennessee.

The above described property is not the marital residence of the grantor

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

All matters on the plan of record in Plat Book 5200, page 131, Register's Office of Davidson County, Tennessee.

All matters pertaining to Master Deed of record in Book 4918, page 116, Register's Office of Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5600 Country Drive #310, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of February, 2001.

Vern Smith, Jr. by Donald R. Barrett, Jr., attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2001, before me personally appeared Donald R. Barrett, Jr., to me known to be the Attorney-in-Fact of Vern Smith, Jr. and is authorized by Vern Smith Jr. to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

THOMAS SIDWELL NOTARY

Notary Public

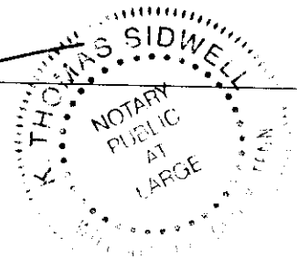
My commission expires: 10/22/01

02837-BW

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2001, before me personally appeared, Donald R. Barrett, Jr. to me known to be the Attorney-in-Fact of Vern Smith, Jr. and is authorized by Vern Smith, Jr. to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

Notary Public



My commission expires: 10/22/01