(3)

Bk/36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace,, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 04/26/01 15:49 2pgs
Fees:11.00 Taxes:636.03

20010426-0042293

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $171,900.00.

Charles A. Holt
Affiant

Notary Public

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

My commission expires:

Name and Address of New Owner:

Charles A. Holt
Carol R. Holt
8503 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills To:

SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

Street Address of Subject Property:

8503 Sawyer Brown Road
Nashville, TN 37221

Map and Parcel:

142-09-D-160.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **EVERETT K. SMITH AND WIFE, ELIZABETH ANN SMITH, ("GRANTORS")** have bargained and sold, and by these presents do transfer and convey unto to **CHARLES A. HOLT AND WIFE, CAROL R. HOLT ("GRANTEES"),** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 8503, together with the carport designated No. 8503-C, in River Plantation, Section Ten, Phase One, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of record in Book 7900, page 945, Register's Office for Davidson County, Tennessee.,
>
> Being the same property conveyed to Everett K. Smith and wife, Elizabeth Ann Smith, by deed from Haury and Smith Contractors, Inc., as of record in Book 9774, page 610, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the recorded plat of record in Book 7900, page 945, Register's Office for Davidson County, Tennessee.

2. Taxes for 2001, which have been prorated and assumed by Grantees.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, 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 interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Ten, Phase One, as of record in Book 9394, page 598 and By-Laws appended thereto, and annexation document of record in Book 9669, page 111, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns 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 14th day of April, 2001.

Everett K. Smith

Everett K. Smith

By: _____

David Sullivan, Attorney In Fact

Elizabeth Ann Smith

Elizabeth Ann Smith

By: _____

David Sullivan, Attorney In Fact

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this ___day of April, 2001, before me personally appeared David Sullivan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained, and who executed the foregoing instrument in behalf of Everett K. Smith and wife, Elizabeth Ann Smith, and acknowledged that he executed the same as the free act and deed of the said Everett K. Smith and wife, Elizabeth Ann Smith.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of April, 2001.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

Notary Public
My commission expires: