~~RECORD AND RETURN TO:~~
~~NATIONS TITLE OF TENNESSEE, INC.~~
~~5214 MARYLAND WAY, STE. 208~~
~~BRENTWOOD, TN 37027~~

RETURN TO:
ACCURATE TITLE + ESCROW, INC
175 E. MAIN ST.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/01 13:40 2pgs
Fees:11.00 Taxes:166.50

20010604-0057706

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$45,000.00

Dianne Cathey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
22nd DAY OF MAY, 2001

Notary Public

MY COMMISSION EXPIRES 11-28-01

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHANE SMITH **UNIT P-145, 515 BASSWOOD AVE.** **NASHVILLE, TN 37209**	Same	**90-11-A-012**

FOR AND IN 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,

JAMES L. EDGIN, JR. AND WIFE, FAYE H. EDGIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHANE SMITH AND WIFE, MELISSA SMITH

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:

BEING UNIT NO. P-145 ON THE PLAT OF ROCK HARBOR CONDOMINIUMS OF RECORD IN BOOK 6153, PAGES 463-466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTREST IN THE COMMON ELEMENTS OF ROCK HARBOR CONDOMINIUM ASSOCIATION, ALL AS DESCRIBED IN BOOK 6153, PAGE 521, ET SEQ, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JAMES L.EDGIN, JR. AND WIFE, FAYE H. EDGIN BY DEED FROM ROCK HARBOR APARTMENTS, DATED OCTOBER 31, 1983 OF RECORD IN BOOK 6176, PAGE 211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved (X) property known as **515 BASSWOOD AVE. UNIT P-145, NASHVILLE, TN 37209**
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 hands this 22nd day of May, 2001

James L Edgin, Jr
JAMES L. EDGIN, JR.

Faye H. Edgin
FAYE H. EDGIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Edgin, Jr. and wife, Faye H. Edgin the bargainors 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 and official seal at Nashville, Tennessee, this 23rd day of May , 2001.

Commission Expires:_____

_____
Notary Public

C. VICTOR
NOTARY PUBLIC AT LARGE
JAN. 25, 2003
DAVIDSON COUNTY, TN

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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____ _____
Notary Public