Davidson County DEEDWARR
Recvd: 07/30/01 08:38 2pgs
Fees:13.00 Taxes:588.30

20010730-0080169

BOK 488

Assessor of Property
Davidson County, Tennessee:

This is to certify that I have copied the names of the vender(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessment.
MAP 117-7D PARCEL 37
DATE 7/24/01 TAX YEAR 2001

_____ ASSESSOR.

Name and Address of Persons responsible for taxes:
Suntrust Mortgage, Inc.
~~Kathy Shannon Smith~~
P.O.Box 57028 Irvine CA 92619-7028
~~XXXXXXXXXX~~

NIXON HALL CANTRELL, ET UX.

TO WARRANTY DEED

SHANNON L. SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

I or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 159,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

_____ AFFIANT

Sworn to and subscribed before me on this the 26th day of July, 2001.

_____ Notary Public or Register of Deeds
My Commission Expires: 9/29/2001

This instrument was prepared upon information furnished by the parties by:

CHRISTOPHER L. CANTRELL
Attorney-at-Law
301 North Public Square
Smithville, TN 37166

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, WE, NIXON HALL CANTRELL and wife, MELISSA B. CANTRELL, have this day bargained and sold, and do hereby transfer and convey, unto SHANNON L. SMITH, her heirs and assigns, certain lands situated in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 37 on the Plan of Park Green Condominiums, of record in Book 6250, page 253, Register's Office, Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same lands described in a conveyance from Nora Dean Parker Albright, an unmarried person to Melissa B. Ausbrook, of record in Deed Book 10282, page 47, Register's Office, Davidson County, Tennessee.

Melissa B. Cantrell and Melissa B. Ausbrook are one and the same person. Nixon Hall Cantrell joins in this conveyance for the purpose of conveying his marital interest in the above-described property.

Said lands are conveyed subject to restrictions found in Deed Book 6247, page 872; Deed Book 6247, page 898; Deed Book 6453, page 717 and Deed Book 8430, page 364, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said SHANNON L. SMITH, her heirs and assigns forever.

The grantors covenant that they are lawfully seized and possessed of said lands; that they have a good and lawful right to sell, transfer and convey the same; that said lands are unencumbered; and that grantors do forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises.

This conveyance is made subject to any and all restrictions and encumbrances as may be shown of record in said Register's Office.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 26th day of July, 2001.

NIXON HALL CANTRELL

MELISSA B. CANTRELL

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named grantors, NIXON HALL CANTRELL and wife, MELISSA B. CANTRELL, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Nashville, Tennessee, on this the 26th day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/29/2001