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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

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $69,900.00.

Maureen H Smith
Affiant

Notary Public

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

Name and Address of New Owner:

Maureen Smith
2806 White Oak Drive
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/03/01 15:57 2pgs
Fees:13.00 Taxes:258.63
20010803-0083227

Send Tax Bills To:

Maureen Smith
2806 White Oak Drive
Nashville, Tn 37215

Street Address of Subject Property:

214 Old Hickory Boulevard, #155
Nashville, TN 37221

Map and Parcel:

142-04-0-A-155.00

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 **JAMES MONROE CARELL, UNMARRIED, (GRANTOR")** has bargained and sold, and by these presents does transfer and convey unto to **MAUREEN SMITH, ("GRANTEE"),** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 155, in the Horizontal Property Regime as shown on the Plat of Belle Forest, as of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Monroe Carell, by deed from Don E. Follis and wife, Frances W. Follis, as of record in Book 7742, page 122, 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 Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.

2. 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 Belle Forest Condominiums, as of record in Book 5438, page 699 and By-Laws of Belle Forest of record in Book 5438, page 742, as amended in Book 6082, page 866, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, her 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 3 day of August, 2001..

James Monroe Carell

James Monroe Carell

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

On this 3 day of August, 2001, before me personally appeared James Monroe Carell, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he executed the same as his freed act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3 day of August, 2001.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

NOTARY PUBLIC

My commission expires:

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