Davidson County DEEDWARR
Recvd: 12/19/01 15:46 2pgs
Fees:13.00 Taxes:270.10

20011219-0140306

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00.

Affiant

SARAH TYLER NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of December, 2001.

Notary Public

My Commission Expires: 7/26/03

WARRANTY DEED

Returned to:
WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER D
SUITE 150
BRENTWOOD, TN 37027
B-2414

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
James C. Smith
443 Summit Ridge Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
SUN TRUST BANK
1 PARK PLACE N.E.
ATLANTA, GA 30303

MAP-PARCEL NUMBERS:
131-5-B, parcel 443

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, **Melinda Brackett, now Hoyt,** hereinafter referred to as Grantor, does hereby transfer and convey to **James C. Smith,** hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 443, as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melinda Brackett by Warranty Deed from N. Carter Andrews, Jr., Trustee, for Clay Sutherland Trust, of record in Book 10797, Page 666, Register's Office of Davidson County, Tennessee. Melinda Brackett

County/City Taxes for the year 2001 are a lien, not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 443 Summit Ridge Place, Nashville, Tennessee 37215.

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 3rd day of December, 2001.

Melinda Brackett Hoyt By: A. Scott Hubbard, Attorney-In-Fact

Melinda Brackett Hoyt
By: A. Scott Hubbard, Attorney-In-Fact

I, Steven Foster Hoyt, husband of Melinda Brackett Hoyt, do hereby convey any and all interest that I may have in said property by virtue of my marriage to Melinda Brackett Hoyt.

Steven Foster Hoyt By: A. Scott Hubbard, Attorney-In-Fact

Steven Foster Hoyt
By: A. Scott Hubbard, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Scott Hubbard, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Melinda Brackett Hoyt and Steven Foster Hoyt, and that he is authorized by Melinda Brackett Hoyt and Steven Foster Hoyt to execute this instrument on their behalf.

Witness my hand and official seal this 3rd day of December, 2001.

Notary Public

JACKSON M. WELCH, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

10.18.04
My Commission Expires

04441-SH