WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires MAR 27 2005

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon M. Smith (NAME)	Owner (NAME)	MAP 131-01-D
5025 Hillsboro Road, Unit 23B (ADDRESS)	(ADDRESS)	PARCEL 202
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jennifer Vice Garrett and husband, Todd Garrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon M. Smith, unmarried

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:

Land in Davidson County, Tennessee, being Unit 202 on the Plan of Georgetown Apartments, a condominium, of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit, together with an undivided .310% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Master Deed and Bylaws of record in Book 5200, page 325 and Book 6079, page 516, said Register's Office.

Being the same property conveyed to Jennifer Vice, unmarried, by deed from Sallie B. Fletcher (now Maddin) and John K. Maddin, Jr., of record in Book 10191, page 724, said Register's Office. Jennifer Vice has since married and is now known as Jennifer Vice Garrett. Todd Garrett joins in executing this Deed to convey any interest he may have in said property.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 4, said Register's Office; (c) Master Deed and Bylaws of record in Book 5211, page 325 and Book 6079, page 516, said Register's Office; and (d) easements of record in Book 4308, page 575 and 7873, page 859, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/28/02 10:48 2pgs
Fees:13.00 Taxes:303.40

20020328-0038211

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Road, Unit 23B, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 15th day of March, 2002

X Jennifer Vice Garrett
Jennifer Vice Garrett

X Todd Garrett
Todd Garrett

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 Jennifer Vice Garrett and husband, Todd Garrett

the bargainor s, 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 15th day of March 2002.

Commission expires

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 , .

My commission expires

Notary Public