Davidson County DEEDWARR
Recvd: 05/24/02 08:56 3pgs
Fees:18.00 Taxes:592.00
20020524-0063293

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Allen Smith and wife, Mary Smith	New Owners	Map 064-12-0-A
712 Blue Brick Place		Parcel 712.00
Hermitage, TN 37076		11081

This instrument prepared by : Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Hubena Estes Andrews, a single woman and Bettye H. Houdeschell now known as Bettye A. Hill** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Allen E. Smith and wife, Mary G. Smith** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 712 of Fox Run Condominiums, Section II, as of record in Book 5200, page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Hubena Estes Andrews, a single woman and Bettye H. Houdeschell, a married woman of record in Book 6294, page 727, said Register's Office for Davidson County, Tennessee.

Bettye H. Houdeschell and Bettye A. Hill are one and the same person.

This is improved property commonly known as 712 Blue Brick Place, Hermitage, Tennessee 37076.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.

2. Plan of record in Book 5200, page 148, said Register's Office.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 interest 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 limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run Condominiums, of record in Book 5535, page 713, as corrected in Book 5895, page 516, second correction of record in Book 5936, page 301, as amended in Book 6370, page 817 and Book 8510, page 95, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5895, page 578, as amended in Book 5548, page 852, Book 5896, page 1 and Book 8510, page 100, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

x Allen E Smith
Affiant

Subscribed and sworn to before me this 23rd day of May, 2002.

Joseph V. Ferrell Jr.
Notary Public

My Commission Expires: 7/24/04

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors does covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of May, 2002.

Bettye H. Houdeschell a/k/a
Bettye A. Hill

Hubena Estes Andrews
By: Charles Hall, Attorney in Fact

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 **Charles Hall**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument on behalf of Hubena Estes Andrews and who acknowledged that he executed the same as the free act and deed of said Hubena Estes Andrews.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of **May,** 2002.

Notary Public

My Commission Expires: 7/24/04

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 **Bettye H. Houdeschell a/k/a Bettye A. Hill**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of **May,** 2002.

Notary Public

My Commission Expires: 7/24/04