WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/02 09:30 2pgs
Fees:13.00 Taxes:566.10

20020607-0069361

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 9/5/2002
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P. C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELISABETH D. HOWARD	COUNTRYWIDE HOME LOANS	MAP 103-03-0-E,
(NAME)	(NAME)	
4710 Utah Avenue	718 Thompson Lane, Suite 104	PARCEL 002CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37204	
(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, S. JANE SMITH AND HUSBAND, REUBEN M. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELISABETH D. HOWARD, 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. "B" and Private Elements of Unit No. "B" of the Forty-Eighth Avenue Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 10023, Page 344 and as supplemented in Book 10046, Page 725, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10023, Page 364, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Forty-Eight Avenue Condominiums, as shown on Exhibit "B" of the Master Deed, of record in Book 10023, Page 363, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to S. Jane Smith and Reuben M. Smith, wife and husband, by Deed from Donald W. Anthon, Jr. and Melissa W. Anthon, husband and wife, of record in Book 11005, Page 952, Register's Office for Davidson County, Tennessee.

THIS conveyance is pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the

CONTINUED

unimproved ( )
This is improved (X) property, known as 4710 Utah Avenue, Nashville, TN 37209
(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 31st day of May, 2002

S. JANE SMITH

By: S. Jane Smith By Allen DeCuyper Attorney-in-fact
Allen DeCuyper, Attorney-in-fact

REUBEN M. SMITH

By: Reuben M. Smith By Allen DeCuyper Attorney-in-fact
Allen DeCuyper, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____

_____
Notary Public

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, a _____, 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 _____, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of May, 2002, before me personally appeared Allen DeCuyper to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of S. Jane Smith a/k/a Shirley Jane Smith and Reuben M. Smith and acknowledged that he executed the same as the free act and deed of said S. Jane Smith a/k/a Shirley Jane Smith and Reuben M. Smith.

Witness my hand and official seal at Nashville, Tennessee.

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires: 12/12/04

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 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 building 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 Forty-Eighth Avenue Condominiums, of record aforementioned; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Rueben M. Smith and wife, Shirley Jane Smith pursuant to a Power of Attorney executed by same on the 20th day of October, 2001, and being filed for record in Instrument No.: 20020607.0069360, said Register's Office.

THE said S. Jane Smith and Shirley Jane Smith are one and the same person.