Davidson County DEEDWARR
Recvd: 10/28/02 12:04 2pgs
Fees:13.00 Taxes:295.63
20021028-0131561

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of October, 2002.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON

WARRANTY DEED

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:
Tammy A. Smith
214 Old Hickory Boulevard, Unit 106
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 142-4-A-106.00

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, **Grace Jordan Murff, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Tammy A. Smith, unmarried,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 106 in a horizontal property regime located on the Plat of Belle Forest, of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grace Jordan Murff and Oscar Andrew Murff, her husband, by deed from Mark S. Lewis and Susan P. Lewis dated May 6, 1983 of record in Book 6053, page 547, as re-recorded in Book 6058, page 467, Register's Office for Davidson County, Tennessee. The said Oscar Andrew Murff having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee.

Easement Agreement between Belle Forest and American Buildings Company of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers of record at Instrument #2000 091500 91869, said Register's Office.

By-Laws of record in Book 5438, page 742, as amended in Book 6082, page 866 and at Instrument # 2002 032100 34877, said Register's Office.

Charter of Belle Forest HOA of record in Book 5460, page 987, said Register's Office.

Charter of Belle Forest Condominium Owners' Association of record in Book 6551, page 78, said Register's Office.

Durable Power of Attorney of record at Instrument #2002 061200 71502, said Register's Office, wherein Grace Jordan Murff appoints John W. Jordan as her true and lawful attorney-in-fact.

Subject o the lien for special assessments as contained in the Master Deed.

Subject to the rights of others in and to the common areas/elements.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying her prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 214 Old Hickory Boulevard, Unit 106, Nashville, Tennessee 37221.

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**, her 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**, 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 23rd day of October, 2002.

Grace Jordan Murff
by John W. Jordan, 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 John W. Jordan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the attorney-in-fact for Grace Jordan Murff and who further acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2002.

Notary Public

My Commission Expires: 11/2/05

06579-JC