39-B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19605**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Affiant Subscribed and sworn to before me, this 25th day of OCTOBER, 2002. Notary Public My Commission Expires: 9-25-04

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/29/02 11:17 2pgs
Fees:13.00 Taxes:810.30

20021029-0132350

WARRANTY DEED

Address New Owner: Ms. Mercedes E. Jones 227 Cheswick Court Nashville, TN 37215	**Send Tax Bills To:** 1st TN Home Loans PO Box 54 Memphis, TN 38101	**Tax Information:** MAP 131-5-C PAR 227 FB 07DA 92330

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SHEPLEY PROCTER SMITH, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MERCEDES E. JONES ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 227 Cheswick Court, Nashville, Tennessee 37215.

SHANNON SMITH, the spouse of SHEPLEY PROCTER SMITH, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said SHEPLEY PROCTER SMITH.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of OCTOBER, 2002.

SHEPLEY PROCTER SMITH

Shannon Smith
SHANNON SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SHEPLEY PROCTER SMITH AND SHANNON SMITH, 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, at office, this 25th day of OCTOBER, 2002.

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Catherine M. Wood
Notary Public

My Commission Expires: 9-25-04

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 227, together with the appurtenant interest in the common elements of The Hillsborough condominums, a horizontal property regime established by Master Deed, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shepley Procter Smith by deed from Christ Koulis of record as Instrument No. 20010220-0015303, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 6822, page 721; (2) Amendment to Charter of record in Book 7925, page 64 and Book 8350, page 426; (3) Easements of reocrd in Bok 4161, page 814, Book 6229, page 484, Book 4377, page 710, Book 4403, page 627, Book 4484, page 17; (4) Resolution of record in Book 7052, page 19; (5) Agreement of record in Book 6702, page 330; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 699, said Register's Office.