THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$126,000.00**.

Henry G. Smith
Affiant

Sworn to and subscribed before me this 20 day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 02/20/03 11:43 2pgs
Fees:13.00 Taxes:466.20

20030220-0022530

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Henry G. Smith, etux.	Same	Map 149-5A
229 Pepper Ridge Circle		Parcel 229
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret S. Mullins, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Henry G. Smith and wife, Helen B. Smith**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 229 on the Plan of Condominium site of Phase Six, Pepper Ridge Condominiums, as of record in Book 8250, page 239, and Annexation of Land Book 9155, page 806, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Margaret S. Mullins by deed from Geary O. Wright, unmarried, of record in Instrument No. 20011128-0130199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Property taxes for the year 2003, which have been prorated, and acceptance thereof by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 8250, page 239; and Annexation of Land recorded in Book 9155, page 806; Master Deed and Declaration of Covenants, Conditions and Restrictions of Record in Book 7466, page 248, as amended in Book 8672, page 17; By-laws of record in Book 11634, page 91; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7505, page 804, all of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 229 Pepper Ridge Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this 20 day of February, 2003.

Margaret S. Mullins

Margaret S. Mullins

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, **Margaret S. Mullins**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06