WARRANTY DEED

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Edwards (NAME)	Long Beach Mortgage Company (NAME)	135-8A-811
811 Long Hunter Court (ADDRESS)	One Broward Blvd. Ste. 1430 (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Fort Lauderdale, FL 33301 (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, Sherman Smith and wife Sylvia R. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna Edwards

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:

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

Unit No. 811 in Nashboro Village Nineteen Condominium, a horizontal property regime, as shown on the Plat of record in Book 5200, Page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherman Smith by deed from Richard Alan Gaines and wife, Paula K. Gaines of record in Book 5874, Page 608, Register's Office for Davidson County, Tennessee.

Sylvia R. Smith, spouse of Sherman Smith, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of the marriage.

Sherman Smith executes this instrument as Attorney-in-Fact on behalf of Sylvia R. Smith, pursuant to the Power of Attorney recorded in Instrument # POA NOT SENT W/ RECORDINGS, Register's Office for Davidson County, TN.

Davidson County DEEDWARR
Recvd: 03/24/03 09:05 2pgs
Fees:13.00 Taxes:314.50

20030324-0038170

unimproved ( )
This is improved (X) property, known as 811 Long Hunter Court, Nashville, TN 37217
(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 my hand this 31st day of January, 2003

Sherman Smith

Sherman Smith

Sylvia R. Smith

Sylvia R. Smith

By: Sherman Smith
Sherman Smith, 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 Sherman Smith ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of January 2003.

Commission expires _____

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. VAN DER HEYDEN

Notary Public

STATE OF TENNESSEE
COUNTY OF

MY COMMISSION EXPIRES: JULY 26, 2003

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, and corporation, 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 corporation, 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherman Smith, to me known to be the person who executed the foregoing instrument on behalf of Sylvia R. Smith, and acknowledged that she executed the same as the free act and deed of said Sylvia R. Smith.

Witness my hand and official seal at office, this January 31, 2003.

Vickie R. Rodgers
Notary Public

My Commission expires: _____

VICKIE R. RODGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Vickie R. Rodgers
My Commission Expires
October 25, 2003
STATE OF TENNESSEE