WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/03 14:36 2pgs
Fees:13.00 Taxes:253.45

20030508-0062059

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 2003

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas A. Ford (NAME)	NEW OWNER (NAME)	117-3-B-43
2601 Hillsboro Pike C-12 (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (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, Harold T. Smith and wife, Ann W. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas A. Ford and wife, Ruth P. Ford

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 apartment in Davidson County, TN, described as Unit C-12 The Villager Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Pike, Davidson County, TN, as shown on the plat of The Villager Condominium Apartments, Condominium apartments, recorded in Plat Book 5200, page 201, said Register's Office, and described in a Master Deed recorded in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Villager Condominium Apartments, Condominium Apartments contained in the Master Deed recorded in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967, and By-Laws recorded in Book 5434, page 708, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Harold T. Smith and wife, Ann W. Smith, by deed from Stephanie D. Fuson, unmarried, of record at Instrument No. 20000616-0060110, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 5200, page 201; all in the Register's Office for Davidson County, TN.

The execution of this instrument is effected by the signature of Justin H. Smith as Attorney-in-Fact for Harold T. Smith and wife, Ann W. Smith, which

CONTINUED

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Pike C-12, Nashville, TN 37212
(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 1st day of May 2003

Harold T. Smith BY: JHS AS ATTORNEY IN FACT

Ann W. Smith BY: JHS AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Justin H. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Harold T. Smith and Ann W. Smith, the within named bargainors, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Harold T. Smith and Ann W. Smith, the bargainors, by the said Justin H. Smith, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 1st day of May, 2003.

Judy S. Wells
Notary Public

My Commission Expires: 9/25/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.
My Commission Expires September 25, 2004

LEGAL DESCRIPTION CONTINUATION

Power of Attorney is recorded at Instrument No 20030508-0062058, said Register's Office.