This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 132,500.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Victoria Jane Tarleton

Affiant

Subscribed and sworn to before me this the **11th day of July, 2003**

Notary Public

NOTARY PUBLIC
Commission Expiration: 1/29/2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER:
WEST END TITLE & ESCROW 113 29TH AVE. SOUTH NASHVILLE, TN 37212	Richard Lawson 4505 Harding, Unit 71E Nashville, TN 37205	4505 HARDING PIKE, UNIT 71E NASHVILLE, TN 37205
		PROPERTY ADDRESS: 4505 HARDING PIKE, UNIT 71E NASHVILLE, TN 37205

MAP PARCEL NUMBER
116-3-A-12CO AND 116-3-A-63CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, JANE ANN SMITH, UNMARRIED ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto RICHARD LAWSON, AN UNMARRIED MAN ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 71E TOGETHER WITH THE GARAGE OR PARKING SPACE DESIGNATED AS NO. 12 ON THE PLAN OF ROYAL OAKS TOWER, CONDOMINIUM APARTMENT, OF RECORD IN BOOK 4300, PAGE 201 AND BOOK 4460, PAGE 189, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO JANE ANN SMITH BY WARRANTY DEED OF CLAUDE C. SMITH, JR. AND WIFE, MARY MARGARET SMITH DATED APRIL 30, 1996 AND RECORDED MAY 1, 1996 IN BOOK 10034, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 4505 HARDING PIKE, UNIT 71E, NASHVILLE, TN 37205

Davidson County DEEDWARR
Recvd: 07/17/03 11:28 2pgs
Fees:13.00 Taxes:490.25

20030717-0100323

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This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 11th day of July, 2003

Jane Ann Smith by Victoria S. Tarleton, attorney in fact

JANE ANN SMITH (GRANTOR)
BY VICTORIA S. TARLETON, ATTY IN FACT

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA S. TARLETON, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for Jane Ann Smith and is authorized by Jane Ann Smith to execute this instrument on her behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 1st day of July, 2003

Witness my hand and official seal this the 11th day of July, 2003.

Jeanne Fawbush
Notary Public

My Commission Expires: 1/29/2005

JEANNE FAWBUSH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE