PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 08/01/03 11:44 2pgs
Fees:13.00 Taxes:1450.40
20030801-0109310

W & I Ref:(SK) Title No: 44883
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles M. Spears Allison J. Spears 2218 Harding Place Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 130-08-H-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$392,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hugh S. Harper, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles M. Spears and spouse, Allison J. Spears** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.2218of Canelbrook Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Instrument No. 200006150059907 and as further set forth in Exhibits A and B to the Master Deed of record in Document No. 20010606-0058936, as amended by Exhibit B of amendment to Master Deed of record in Document No. 20010911-0098568Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Hugh s. Harper, unmarried by deed from Perryman Construction Company, Inc., a Tennessee Corporation of record in Instrument No. 20010702-00699830 Register's Office for Davidson County Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 200006150059907 and as further set forth in Exhibits A and B to the Master Deed of record in Document No. 20010606-0058936, as amended by Exhibit B of amendment to Master Deed of record in Document No. 20010911-0098568Register's Office for said County, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Instrument No. 20010606-0058936 and amendment in Document No. 20010911-0098568, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2218 Harding Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2003.

Hugh S. Harper

State of TENNESSEE

County of ~~WILLIAMSON~~ DAVIDSON

On this 30th day of July, 2003 , before me the undersigned authority, personally appeared Hugh S. Harper , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of ~~WILLIAMSON~~ DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $392,000.00

Affiant

Sworn and subscribed before me this the 30th day of July, 2003

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public