Davidson County DEEDWARR
Recvd: 08/14/03 07:38 2pgs
Fees:13.00 Taxes:550.93

20030814-0116717

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 148,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES: 5/25/06
(AFFIX SEAL)

ANGELA G. BATSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 5/25/06

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven Robert Smith (NAME)	Columbia National Incorporated (NAME)	MAP 103-08-0-B,
214 Sloan Road (ADDRESS)	7142 Columbia Gateway Drive (ADDRESS)	PARCEL 214.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Columbia, MD 21046-2132 (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~~ I, Adam Randol Griffiths, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Robert Smith, unmarried

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:

LAND in Davidson County, Tennessee, being Unit No. 214 on the Plan of Horizontal Property Regime of Parklane Condominiums, Phase III, as of record in BOok 7486, Page 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Adam Ronald (sic) Griffiths a/k/a Adam R. Griffiths, by Warranty Deed from Paul S. Trickey and wife, Jamie Renee Trickey, of record in Instrument No. 20020402-0040038, Register's Office for Davidson County, Tennessee.

THIS conveyance is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a

CONTINUED

unimproved ( )
This is improved (X) property, known as 314 Sloan Road, Nashville, TN 37209
(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 8th day of August, 2003

Adam Randol Griffiths
By: Adam Randol Griffiths Atty-In-Fact
Stephen Arthur, Attorney-in-fact

Angelina Griffiths
By: Stephen Arthur, Atty-In-Fact
Angelina Griffiths
By: Stephen Arthur, Attorney-in-fact

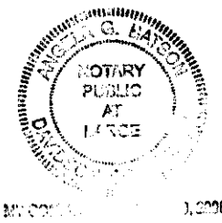
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of August, 2003, before me personally appeared Stephen Arthur to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Adam Randol Griffiths a/k/a Adam R. Griffiths and wife, Angelina Griffiths and acknowledged that he executed the same as the free act and deed of said Adam Randol Griffiths a/k/a Adam R. Griffiths.

Witness my hand and official seal at Nashville, Tennessee.

Angela G. Batson
Notary Public

My Commission Expires: 5/28/06



LEGAL DESCRIPTION CONTINUATION

Horizontal Property Regime of Parklane Condominiums, of record in Book 7486, Page 75, Register's Office for Davidson County, Tennessee.

Angelina Griffiths, spouse of the above named Adam Randol Griffiths a/k/a Adam R. Griffiths, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed in behalf of Adam Randol Griffiths a/k/a Adam R. Griffiths and wife, Angelina Griffiths pursuant to a Power of Attorney executed by same on the 1st day of August, 2003, of record in nstrument No. _____ , Page _____ , Register's Office for Davidson County, Tennessee.

*20030814-0116716