Davidson County DEEDWARR
Recvd: 09/16/03 13:04 2pgs
Fees:13.00 Taxes:675.25
20030916-0135955

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(DM) Title No: 45009
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mildred C. Smith 8554 Sawyer Brown Road Nashville, Tennessee 37221	Countrywide Home Loans 718 Thompson Lane Suite 104 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 142-09-D-204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$182,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernest E. Craun and wife, H. June Craun**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mildred C. Smith** 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.8554 together with the carport designated as 8554-C of River Plantation, Section Ten, Phase II-C horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 9700 page 186 and 187 Register'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 Ernest E. Craun and wife, H. June Craun by deed from Haury and Smith Contractors, Inc. of record in Book 10402, page 132, 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 Plat Book 9700, Page 186 and 187, said Register's Office, 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 Book 9394, page 598, Book 10024, page 409, Book 7389 page 924, 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: 8554 Sawyer Brown Road, Nashville, Tennessee 37221

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 15th day of September, 2003.

Ernest E. Craun

H. June Craun

State of TENNESSEE
County of DAVIDSON

On this 15th day of September, 2003 , before me the undersigned authority, personally appeared Ernest E. Craun and H. June Craun , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $182,500.00

Mildred E. Smith
Affiant

Sworn and subscribed before me this the 15th day of September, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public