WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ 190,000.00

Melissa A. Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2003

Garrison
NOTARY PUBLIC

MY COMMISION EXPIRES 1-25-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/02/04 09:27 3pgs
Fees:18.00 Taxes:703.00
20040102-0000160

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Beth and Joseph A. Smith	Same	**034-01-0-C-054.00**
110 Glancy Square Units 213B, 214A, 214B		**034-01-0-C-055.00**
Goodlettsville, TN 37072		**034-01-0-C-056.00**

FOR AND IN 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,

Bobby Sellers and wife, Jacquelyn Sellers,

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

Beth Smith and Joseph A. Smith, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units 213B, 214A, and 214B, on the Plan of Glancy Square, a Planned Unit Development, a Horizontal Property Regime, of record in Plat Book 7900, page 454, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Bobby Sellers and wife, Jacquelyn Sellers, by Warranty Deed from William D. Castleman and wife, Elizabeth Ellen Castleman, dated 1-1-96 and recorded 1-3-96 in Record Book 9906, page 851, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2004 and subsequent years a line but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record in Plat Book 7900, page 454, and amended in Book 6200, page 535, said Register's office.

Misc. easements and intrusions Charter for HOA in Book 8793, page 341, said Register's Office.

Rights of others in and to common areas / elements.

Lien for Special Assessment contained in DCCR / Master Deed.

Restrictions of record in Book 8793, page 347, Book 8793, page 384, Book 8833, page 94, Book 8833, page 96. said Register's Office.

Master Deed of record in Record Book 8793, page 328, and Book 8833, page 91, said Register's Office.

By-Laws of record in Record Book 8793, page 333, and Book 8793, page 374, said Register's Office.

This ( )Unimproved
( ) Improved property is known as: **110 Glancy Square**
Goodlettsville, TN 37072

Units 213B, 214A, & 214B

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 not 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 ever 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 10th day of **DECEMBER, 2003**

Bobby Sellers
Bobby Sellers

Jacquelyn Sellers
Jacquelyn Sellers

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, thewithin named, **Bobby Sellers and wife, Jacquelyn Sellers,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, **Tennessee.**

This 10th day of **DECEMBER, 2003**

Notary Public

My Commission Expires:

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006