RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42704

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/04 14:53 2pgs
Fees:13.00 Taxes:264.55

20040112-0004769

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of January, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip A. Smart	SUNTRUST MORTGAGE, INC.	96-7-A-25
330 Stewarts Ferry Pike, Unit #4	201 FOURTH AVE. N./7TH FLOOR	
Nashville, TN, 37214	NASHVILLE, TN 37219	

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, I/WE,

John L. Alexander and wife, Eineke Alexander

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

Philip A. Smart, 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:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 1, Unit No. 4 on the Plan of Bianca Square Condominiums, of record in Book 5800, Page 101, as amended in Book 5200, Page 661, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to John L. Alexander, unmarried, by Warranty Deed from Mark D. Rowan and Jeanne A. Rowan, husband and wife, Dale D. Harnishfeger and Joan M. Harnishfeger, husband and wife, of record in Book 10006, Page 265, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 330 Stewarts Ferry Pike, Unit #4, Nashville, TN 37214

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/our hand(s) this 8th day of January, 2004

X _____
John L. Alexander

X _____
Eineke Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named John L. Alexander and wife, Eineke Alexander, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 2004

Notary Public

My Commission Expires: 3/25/06

