Return after recording to John T. Cook, P.C. 2927 Berry Hill Drive Nashville, TN 37204
G#16811-2

Davidson County DEEDWARR
Recvd: 01/15/04 16:01 2pgs
Fees:13.00 Taxes:539.83
20040115-0006510

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
James Michael Tarpy and wife, Susan Gentry Tarpy	Bank of America	Map: 93-10-A
449 Second Avenue South	P. O. Box 35140	Parcel: 449
Nashville, TN 37201	Louisville, KY 40232-5140	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

JAMES MICHAEL TARPY AND WIFE, SUSAN GENTRY TARPY

hereinafter called the GRANTEES, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

UNIT NO. 449 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING a part of the same property conveyed to Haury and Smith Contractors, Inc., by deed from Metropolitan Development and Housing Agency of record in Book 6521, page 181, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. Taxes for 2004;

2. Terms and provisions of Master Deed and By-laws of record in Book 6816, page 411, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6250, page 868, said Register's Office, shows an Owner's Certificate and certain notes, easements and setback lines.

This is improved property known as 449 Second Avenue South, Nashville, TN 37201.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 our hands this 15th day of Jan, 2004.

HAURY AND SMITH CONTRACTORS, INC.

BY: Reese L. Smith III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reese L Smith III with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the President of **HAURY AND SMITH CONTRACTORS, INC.** the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Reese L Smith III as President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15 day of Jan, 2004.

NOTARY PUBLIC

My commission expires: May 30, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 145,900.00.

James Michael Tarpy

Sworn to and subscribed before me this 15th day of January, 2004.

NOTARY PUBLIC

My commission expires: May 30, 2004.