PICK-UP

Davidson County DEEDWARR
Recvd: 01/30/04 15:06 3pgs
Fees:18.00 Taxes:518.00
20040130-0011942

This Instrument was prepared by and return to:
Jennifer Sevier Kelly, Esq.
269 Dandridge Drive
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE made and entered into as of the 1st day of November, 2003, by and between Lee Ann Ellis Smith, married ("Grantor") and Eugene F. and Jennifer S. Kelly (d/b/a Kelly Investments) ("Grantees").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which Grantor hereby acknowledges, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm, unto Grantees all of the real property located in the city of Nashville, Davidson County, Tennessee, and described as follows (hereinafter called the "Real Estate"):

Land in Davidson County, Tennessee, being part of the Plan of Brattlesboro Place Condominiums, as of record in Book 5200, Page 731, Register's Office for said County, the part hereby described being:

Unit No. 205 on the Plan, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Brattlesboro Condominiums.

And being the same property conveyed to Lee Anne Ellis by deed from Rita M. Jones Cox of record in Book 6422, page 599, Register's office for Davidson County, Tennessee. This improved property is known municipally as 213 Brattlesboro Place, Nashville, TN 37204.

Thomas Ray Smith, husband of Lee Anne Ellis Smith, joins in the execution of this deed for the sole purpose of conveying any and all rights he has in the property by virtue of his marriage to Lee Anne Ellis Smith.

TO HAVE AND TO HOLD the Real Estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto Grantees and their heirs, successors, and assigns forever.

Grantor does hereby covenant with Grantees that she is lawfully seized in fee of the Real Estate; that she has good right to sell and convey the Real Estate; that the Real Estate is unencumbered, except for 2003 City of Nashville and Davison County real property taxes, which will be discharged by Grantor.

That the title and quiet possession Grantor, and Grantors representatives and assigns, will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this Warranty deed effective as of the day and year first above written.

Lee Anne Ellis Smith

Thomas Ray Smith

STATE OF ~~ARKANSAS~~ Tennessee
COUNTY OF Davidson

On this 31st day of December, 2003, before me personally appeared Lee Anne Ellis Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

JILL BOONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

7-21-07

STATE OF ~~ARKANSAS~~ Tennessee
COUNTY OF Davidson

On this 31st day of December, 2003, before me personally appeared Thomas Ray Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

JILL BOONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

7-21-07

RECORDING INFORMATION

Property Address: 213 Brattlesboro Place, Nashville, TN 37204

Mail Tax Bills To (Person Responsible for Payment of Taxes): New Owner
Kelly Investments
269 Dandridge Drive
Franklin, TN 37067

Tax Parcel Number: 132-09-0-B 205.00

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000 amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and Sworn to before me this 31 **day of** Dec, **2003.**

Notary Public

My Commission expires:

7-21-07

BILL BOONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED