PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/06/04 15:51 2pgs
Fees:13.00 Taxes:177.60
20040206-0014986

W & I Ref:(_____) Title No: 45351
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Megan Gregory 3415 West End Ave. Unit 910e Nashville, TN 37203	SAME

TAX MAP-PARCEL NUMBERS: 104-6-A-99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$48,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Arthur. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Megan Gregory** 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. 910E of Continental Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 399, amended in Book 6135, Page 788; Book 6435, Page 549 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 Charles Arthur Smith, unmarried by deed from William C. Roaf and wife, Elizabeth N. Roaf of record in Book 6271, Page 432 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 399, as amended in Book 6135, Page 788; Book 6435, Page 549, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5862, page 589, Book 5862, page 626, Book 6135 page 788, Book 6435, page 549, Book 7461, page 217, 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: 3415 West End Ave.Unit 910E, Nashville, Tennessee 37203

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 6th day of February, 2004.

Charles Arthur Smith

State of TENNESSEE
County of DAVIDSON

On this 6th day of February, 2004 , before me the undersigned authority, personally appeared Charles Arthur Smith , 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: 3/25/08

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 $48,000.00

Affiant

Sworn and subscribed before me this the 6th day of February, 2004

My Commission Expires: 3/25/08

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY