WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/04 09:51 2pgs
Fees:13.00 Taxes:543.90

20040331-0035938

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen H. Smith	SAME	MAP 142-05 B PARCEL 25CO
(NAME) P.O. BOX 210934	(NAME)	
(ADDRESS) NASHVILLE, TN 37221-0934		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, THE **HEIRS AT LAW OF DOROTHY L. WILLIAMS, DECEASED, BEING CYNTHIA D. COLLINS, FRED E. WILLIAMS, DAVID C. WILLIAMS BY AND THROUGH STEPHEN C. WILLIAMS, ATTORNEY IN FACT AND STEPHEN C. WILLIAMS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAUREEN H. SMITH**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. E-301, together with Carport designated No. E-301C, of River Plantation, Amended Section 3, a condominium, a Horizontal Property Regime, created Under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for River Plantation Condominiums, Section Three, of record in Book 4784, page 464, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4784, page 482, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominiums of record in Book 4675, page 75-77, and as amended in Book 4675, pages 103-105, and in Book 6231, page 156, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Dorothy L. Williams by deed of record in Instrument No. 20010917-0100584, Register's Office for Davidson County, Tennessee, the said Dorothy L. Williams having died intestate on July 25, 2003 leaving as her sole heirs at law Cynthia D. Collins, Fred E. Williams, David C. Williams and Stephen C. Williams.

This is not the principal residence of the Grantors.

STEPHEN C. WILLIAMS executes this instrument as Attorney in Fact for DAVID C. WILLIAMS pursuant to Power of Attorney recorded in Instrument No. ____*____, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 8300 Sawyer Brown Road E-301, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

* 20040331-0035937

Witness our hands this 25th day of March, 2004.

DAVID C. WILLIAMS
By
STEPHEN C. WILLIAMS, ATTORNEY IN FACT

STEPHEN C. WILLIAMS

CYNTHIA D. COLLINS

FRED E. WILLIAMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, CYNTHIA D. COLLINS and FRED E. WILLIAMS and STEPHEN C. WILLIAMS the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 3/25/2004.

Commission expires:

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STEPHEN C. WILLIAMS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for David C. Williams and is authorized by David C. Williams to execute this instrument on his behalf.

Witness my hand this the 25th day of March, 2004

My commission expires: _____

NOTARY PUBLIC

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008