File #200420146

Davidson County DEEDWARR
Recvd: 05/05/04 15:18 2pgs
Fees:13.00 Taxes:222.00

20040505-0051582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2004

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

MARILYN PAINTER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES FEBRUARY 19, 2005

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc, 3354 Perimeter Hill Dr., Ste. 142, Nashville, TN 37211

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B.Scott Smith	SunTrust Mortgage, Inc.	Map: 161-5-A-32.00
(NAME)	(NAME)	
814 Ashlawn Pl	201 4th Avenue North, 7th Floor	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MIGUEL A. JIMENEZ, AN UNMARRIED MAN,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **B.SCOTT SMITH, MARRIED,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-14, on the Plan of Ashlawn Place Condominiums, as set forth in the Master Deed of record in Book 6607, pages 596 through 673, amended in Book 7168, page 550, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Ashlawn Place, as said areas are set forth and defined in Master Deed of record in Book 6607, pages 596 through 673, amended in Book 7168, page 550; and Charter of record in Book 6607, page 182 and Book 6769, Page 527; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Miguel A. Jimenez, an unmarried man by Warranty Deed dated May 4, 2001 of record in Instrument No. 20010509-0048179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Subject to the terms and conditions of the Master Deed of record in Book 6607, Pages 596-673 and amended in Book 7168, Page 550; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County for Water and Sewer System of record in Book 4786, Page 520; Easement for Sanitary Sewer, Strom Drainage and Water Mains of record in Book 6416, Page 871; Charter of Ashlawn Place Association, Inc. of record in Book 6607, Page 182 and in Book 6769, Page 527, and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 814 Ashlawn Pl, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Witness my hand this 29th day of April, 2004.

Miguel A. Jimenez

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miguel A. Jimenez with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2004.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2006