This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Randall L. Smith
705 Arkland Place, Unit 705
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr., Suite 400
Franklin, TN 37067

MAP **131**
GROUP **6-G**
PARCEL **705.00-CO**

Davidson County DEEDWARR
Recvd: 07/07/04 09:01 2pgs
Fees:13.00 Taxes:680.80
20040707-0080333

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary Bradley King, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Randall L. Smith, a single man and Linda L. Raices, a single woman** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 705, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for Davidson County, said unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.
>
> Being the same property conveyed to Mary Bradley King, unmarried by deed from S. Melissa Marlow of record in Instrument no. 20010305-0020523, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 705 Arkland Place, Unit 705, Nashville, Tennessee 37215.

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

WITNESS my hand this the 30th day of June, 2004.

Mary Bradley King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Bradley King,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2004.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $184,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2004.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005