03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$192,500.00~~

Affiant

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

Notary Public
My commission expires: 03/14/05

03-0407-32109

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Arthur Gordon Smith	. 103-09-0-A 003.OOCO	
5743 Knob Road		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lynn Manzelmann, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Arthur Gordon Smith, hereinafter called the Grantees, their successors 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 Lot 45, Unit 3, on the Plan of Hillwood Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6517, Page 916 and a plat of which is of record in Book 6517, Page 980, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lynn Manzelmann, unmarried, from O.D. Bailey and Annette O. Bailey, husband and wife, by warranty deed dated November 25th, 2003 of record in Instrument #200312010172344, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5743 Knob Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/05/04 08:33 2pgs
Fees:13.00 Taxes:712.25

20040805-0094040

WITNESS my hand this 30th day of July, 2004.

Lynn Manzelmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynn Manzelmann, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of July, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05