Return To:
Lawyers Form Service, Inc.
2021 Richard Jones Rd.
Suite 220
Nashville, TN 37215

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 08/05/04 10:18 2pgs
Fees:13.00 Taxes:791.80
20040805-0094157

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $214,000.00.

Affiant

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

Notary Public

My Commission Expires:_____

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires JULY 21, 2007

Address New Owner	Send Tax Bills to:	Map-Parcel
Vincent A. Boldin 124 Forest Place Circle Nashville, TN 37215	Countrywide Home Loans P.O. Box 660694 Dallas, TX 75266-0694	131-5-C 124.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Laura Lane Smith,** hereinafter called the Grantor, has bargained and sold, and by these presents doestransfer and convey unto **Vincent A. Boldin**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 124, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 5822, Page 721, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium sight plan attached as "Exibit B" to the aforementioned Master Deed and being located on Lot No. 1 on the plan of The Hillsborough of record in Plat Book 6250, Page 699 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura L. Lane, unmarried, by Deed from Malcom T. Foster, III and wife, Gayle D. Foster of record in Book 10504, Page 823, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2004 and subsequent years
2. All matters set forth in Plat of record in Instrument No. 200306230086188, Register's Office for Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 6566, Page 4 and Book 6674, Page 583, Register's Office for Davidson County, Tennessee.
4. Subject to By-Laws of record in Book 6822, Page 747, Register's Office for said County.

5. Subject to Amendments to the Charter of The Homeowner's Association of record in Book 7925, Page 64 and Book 8350, Page 426, Register's Office for said County.
6. Subject to Easements of record in Book 4161, Page 814; Book 6229, Page 484; Book 4377, Page 710 and Book 4403, Page 627, Register's Office for Davidson County, Tennessee.
7. Subject to Stormwater Detention Agreement of record in Book 6702, Page 330, Register's Office for said County.

This is improved property known as 124 Forest Place Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

By: Laura L Smith
Laura L. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Laura L. Smith, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this ~~27th~~ 30th PDA day of ~~February~~ July PDA, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

