THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/15/04 08:08 2pgs
Fees:13.00 Taxes:368.15
20040915-0110966

ADDRESS NEW OWNER:
Mary L. Cunningham
801 Laurel Hill Drive
Old Hickory, Tennessee 37138

MORTGAGEE:
Primary Residential Mortgage, Inc.
4750 West Wiley Post Way
Salt Lake City, Utah 84116

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 64-13-0-B
Parcel 066.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Maurice L. Smith, a single person,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mary L. Cunningham,** 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 unit described as follows: Unit No. 801 on a Horizontal Property Regime as shown on the condominium site plat of Laurel Hill Courtyard Homes, according to the Master Deed of record in Book 7466, page 438, as amended in Book 7717, page 82, and more particularly described in Plat Book 6900, page 573, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Maurice L. Smith, a single man, by deed from James B. Myers and wife, Billie J. Myers, of record in Book 10573, page 555, Register's Office for Davidson County, Tennessee.

This is improved property known as 801 Laurel Hill Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal; the Master Deed of record in Book 7466, page 438; Book 7717, page 82 and Book 8199, page 779; Charter of the Homeowner's Association of record in Book 7872, page 388 and Book 8209, page 228; Storm water Detention Agreement easement of record in Book 6566, page 208; an easement to Bellsouth Telecommunications, Inc., of record in Instrument Number 200106070059700; and the terms and conditions of Plat Book 6900, page 573; all in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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.

Witness my hand this 31st day of August, 2004.

MAURICE L. SMITH

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of August, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$99,500.00.**

AFFIANT

Subscribed and sworn to before me
this 31st day of August, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07