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

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

ADDRESS NEW OWNER:
Randall L. Smith
505 Almont Ct.
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 01/19/05 08:20 2 pgs
Fees:13.00 Taxes:1230.25
20050119-0006455

MORTGAGEE:
ABN AMRO Mortgage Group, Inc.
2600 W. Big Beaver Road
Troy, MI 48084

MAP **131-5**
GROUP **C**
PARCEL **505-CO**

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, **Charles G. Seivers and spouse, Bettye K. Seivers** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Randall L. Smith, unmarried and Linda L. Raices, unmarried** 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:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 505 of the Hillsborough Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for the Hillsborough Condominiums, of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6822, Page 747, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Hillsborough Condominiums, of record in Book 6250, page 699, and units shown on Master Deed of record aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Charles G. Seivers and spouse, Bettye K. Seivers by deed from Richard A. Osias and spouse, Judy B. Osias of record in Book 10837, page 14, 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 2005 and subsequent years.

This is improved property known as 505 Almont Ct., 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, GRANTORS do 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, GRANTORS, do further covenant and bind themselves, their 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 our hands this the 14th day of January, 2005.

Charles G. Seivers

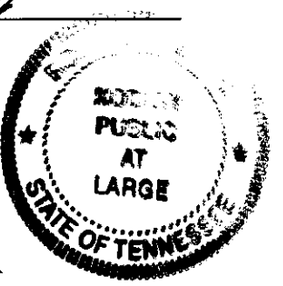
Bettye K. Seivers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles G. Seivers and spouse, Bettye K. Seivers**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of January, 2005.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

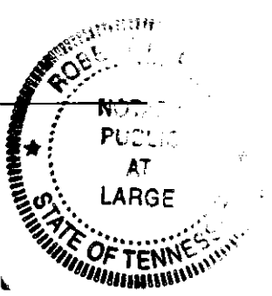
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $332,500.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of January, 2005.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008