PICK-UP

Davidson County DEEDWARR
Recvd: 01/27/05 10:04 3 pgs
Fees:18.00 Taxes:325.60
20050127-0010005

Warranty Deed

FROM: Cynthia M. Sweatt

TO: M. Catherine Smith

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.,
Attorney
Ste. 2600, 401 Church Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Catherine Smith	SAME	95-02-A-226
(NAME)	(NAME)	
1708 Carvell Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Subscribed and sworn to before me, this the 25 day of January, 2005.

KATHLEEN TAYLOR KEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY

M. Catherine Smith
Affiant

Kathleen Taylor Key
Notary Public

My Commission Expires: _____
(Affix Seal)

(FOR REGISTER'S USE)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY-EIGHT THOUSAND and No/100 ($88,000.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, I, Cynthia M. Sweatt, unmarried ("Grantor" herein) have bargained and sold, and by these presents do transfer and convey unto M. Catherine Smith, ("Grantee" herein), and her heirs, administrators and assigns, certain real estate in Davidson County, Tennessee (the said "Property"), being more particularly described as follows:

Being Unit 44 on the Plan of Cottage Place Condominiums, a Horizontal Property Regime, of record in Book 6520, pages 816-823, Register's Office for Davidson County, Tennessee, created under Title 66, section 27-101 etseq., as amended, and established by a Master Deed of record in Book 6520, page 745, as amended in Book 6569, page 212, Book 6636, page 722, and in Book 6902, page 829, said Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plats noted as Exhibit "C" in the Master Deed of record in 6520, page 745, as amended in Book 6569, page 212, Book 6636, page 722 and in Book 6902, page 829, said Register's Office, to which reference is made for a more complete description and identification of such Unit, to which reference is made for all purposes hereof.

Being the same property conveyed to Cynthia M. Sweatt, by Warranty Deed dated February 7, 1986, of record in Book 6780, page 342, said Register's Office

There is a parking space which is a limited common element to the Unit described, and is evidenced at Book 6902, at page 832, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This conveyance is given subject to:

1. 2005 taxes, which have been prorated as of the date hereof and assumed by Grantee. If the property is reassessed, reappraised or if the rate of taxation is increased, it shall be the liability of the Grantee.

2. Matters shown on the Plan of Cottage Place Condominiums, a Horizontal Property Regime, of record in Book 6520, pages 816-823, Register's Office for Davidson County, Tennessee, created under Title 66, section 27-101 etseq., as amended, and established by a Master Deed of record in Book 6520, page 745, as amended in Book 6569, page 212, Book 6636, page 722, and in Book 6902, page 829; By-Laws of record in Book 6520, page 793; Charter of Cottage Place Homeowners' Association of record in Book 6582, page 869; Easement for water main running along Lebanon Pike of record in Book 722, page 268 and in Book 722, page 324; Easement set out in deed of record in Book 5256, page 398; all matters shown on the Plat noted as Exhibit "C" in the Master Deed of record in 6520, page 745, as amended in Book 6569, page 212, Book 6636, page 722 and in Book 6902, page 829, said Register's Office, to which reference is made for a more complete description and identification of such Unit, to which reference is made for all purposes hereof.

3. Temporary construction easement, permanent easements and right of way taking of common areas by State of Tennessee for Briley Parkway widening.

4. And any and all charges, liens, fees, encumbrances, easements and other matters referenced on the said instruments of record.

This is improved property known as 226 Cottage Place, Nashville, Davidson County, TN 37214.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs, administrators and assigns forever.

And the said Grantor does hereby covenant with the said Grantee that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set forth.

And the said Grantor does further covenant and bind herself, her heirs, administrators, successors and assigns, to warrant and forever defend the title to the said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The Contract for Sale of Real Estate survives the closing.

WITNESS the Grantor's signature as of this the 25 day of January, 2005.

Cynthia M. Sweatt

Cynthia M. Sweatt, unmarried

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, on this the 25 day of January, 2005, before me personally appeared Cynthia M. Sweatt, an unmarried person, known to me to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee.

KATHLEEN TAYLOR KEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Kathleen Taylor Key
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

My Commission Expires MAY 30