03

Realty Title 48-A

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

ADDRESS NEW OWNER:
Michael G. Weaver
705 Arkland Place, Unit 705
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 02/22/05 08:53 2 pgs
Fees:13.00 Taxes:703.00
20050222-0018869

MORTGAGEE:
Union Planters Bank, N.A.
dba Regions Mortgage
601 S. Court
Montgomery, AL 36104

MAP **131**
GROUP **6-G**
PARCEL **705.00-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 and sufficiency of which are hereby acknowledged, **Randall L. Smith, a single man and Linda L. Raices, a single woman** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Michael G. Weaver, unmarried** hereinafter called the "GRANTEE", his heirs 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 Unit No. 705, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed, of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for Davidson County, said unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.
>
> Being the same property conveyed to Randall L. Smith, a single man and Linda L. Raices, a single woman by deed from Mary Bradley King of record in Instrument no. 20040707-0080333, 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 705 Arkland Place, Unit 705, 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 GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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 GRANTEE, and his 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 15th day of February, 2005.

Randall L. Smith

Linda L. Raices

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Randall L. Smith and Linda L. Raices**, 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 15th day of February, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson d/b/a Notary

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 3/14/05