Davidson County DEEDWARR
Recvd: 03/21/05 12:00 2 pg
Fees:13.00 Taxes:85.47

20050321-0030427

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,100.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of March, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Douglas Ray Smith
747 A Winthorne Road
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
147-03-0-A-003

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Niventi Investment, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **Douglas Ray Smith** hereinafter referred to as Grantees, their 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 A-3 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101 et.seq., a s amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571, Register's Office for said county for a more complete identification and description of such unit.

Being the same property conveyed to Niventi Investments, Inc, A Tennessee Corporation by Quitclaim Deed from Donald W. Crosslin and Jay N. Fields of record at Instrument No. 20040802-0092093, Register's Office for Davidson County, Tennessee, dated July 30, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 571, Book 5200, Page 572, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6710, Page 406, Register's Office for Davidson County, Tennessee.

Charter HOA of record in Book 6081, Page 872, Register's Office for Davidson County, Tennessee.

Lease Agreement for Laundry of record in Book 9962, Page 8, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 441 Harding Place Unit A-3, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 16th day of March, 2005.

Niventi Investments, Inc.

By: Donald W. Crosslin
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Donald W. Crosslin, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, proved himself to be the President, of Niventi Investments, Inc.,and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2005.

H. Anthony Duncan

Notary Public
My commission expires: 4/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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