McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jennifer Smith	New Owner	
		MAP and PARCEL
117 Spring Place Drive		85-15 A 17
Nashville, TN 37214		

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 05/23/05 09:14 2 pgs
Fees:13.00 Taxes:395.90

20050523-0057518

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Pamela Jeanine Forrest, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Smith**, unmarried, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 117, on the Plan of Spring Place Condominiums, as shown as the exhibit to the Master Deed, of record in Book 6780, Page 229, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Pamela Jeanine Forrest by Warranty Deed dated June 21, 2002, from Patricia L. Smith and husband, Kenneth E. Smith, of record in Instrument No. 20020627-0077442, Register's Office for Davidson County, Tennessee.

This is property with a common address of 117 Spring Place Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Plat Book 6250, Page 830, said Register's office and all matters therein; (3) Master Deed of record in Book 6780, Page 229 as amended in Book 7213, Page 121; Book 7242, Page 924; and Instrument No. 20020709-0082174, all in said Register's Office; (4) Charter for Spring Place HOA of record in Book 7233, Page 933, said Register's Office; (5) By-Laws of record in Book 6780, Page 265, said Register's Office.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $107,000.00

Affiant

Subscribed and sworn before me this 17th day of May, 2005.

Notary Public

My Commission Expires: _____

SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **May, 2005.**

Pamela Jeanine Forrest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Pamela Jeanine Forrest, an unmarried person** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **17th** day of **May, 2005.**

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0505-055