REALTY TITLE IS
BOX 48A

Davidson County DEEDWARR
Recvd: 07/29/05 12:19 2 pgs
Fees:13.00 Taxes:310.80
20050729-0088952

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of July, 2005.

Notary Public

My Commission Expires: 02-04-07

MARIAN S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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:
Ahmad Jamil Washington
316 Hickory Place
Nashville, TN 37214

SEND TAX BILLS TO:
1st Trust Bank for Savings
P.O. Box 17257
Memphis, TN 38187

MAP-PARCEL NUMBERS:

096110A06100CO

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, Martha Gail Smith, an unmarried woman, hereinafter referred to as Grantors, hereby transfers and conveys to Ahmad Jamil Washington, 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 No. H-2 Phase IV, Hickory Place Condominiums of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, Page 182, and referred to as Exhibit "C" found at Page 185. Unit H-2 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795; all references of record in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Martha Gail Smith by Warranty Deed from Batson-Hickory, a Tennessee Joint Venture composed of Union Financial Corporation, a Tennessee Corporation and Batson Quality Homes, Inc. a Tennessee Corporation, of record in Book 7209, Page 162, dated April 17, 1987, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters as set forth per Plat Book 6250, Page 795, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6472, Page 435; Book 6476, Page 663 and Book 7015, Page 182, Register's Office of said County

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 316 Hickory Place, Nashville, TN 37214.

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 27th day of July, 2005.

Martha Gail Smith

Martha Gail Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Martha Gail Smith, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/29/2005.

Witness my hand and official seal this 27th day of July, 2005.

Notary Public

My Commission Expires: 11-11-08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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