WARRANTY DEED

FILE BOX 19B
06-06-023-C

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00.

Brian P. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of June, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BRIAN P. SMITH, UNMARRIED	CTX MORTGAGE	104-9
(NAME) 142 West End Place	(NAME) 2828 North Harwood	039.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Dallas, TX	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) 75201-1516	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ROGER N. BIRDEN, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIAN P. SMITH, UNMARRIED**, hereinafter called the Grantee(s), 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 39, Park Circle Condominiums, as shown as Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums of record in Book 6809, Page 610-620 and Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums of record in Book 6809, Page 569 and amended in Book 9992, Page 744 and Book 6809, Page 624, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to ROGER N. BIRDEN, UNMARRIED, by Deed from L.D. BRYAN (DECEASED) AND WIFE, BECKY BRYAN AND KENNETH W. ALFORD AND WIFE, MARY K. ALFORD of record in Book 11671, Page 396, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of , of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 07/03/06 15:18 2 pgs
Fees:13.00 Taxes:735.93
20060703-0079516

BEING unimproved ☐
Improved ☒ property known as: 142 West End Place, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 WHEREOF, my hand, this 30th day of June, 2006.

Roger N. Birden

ROGER N. BIRDEN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROGER N. BIRDEN, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June, 2006.

My Commission Expires: 03/31/07

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY