Return to: First Title and Escrow Company, Inc
File Number 26035

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 11/27/06 12:41 2 pgs
Fees:13.00 Taxes:341.14
20061127-0145916

W & I Ref:(dm) Title No: 48331
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amy B. Smith 21 Vaughn's Gap Road #70E Nashville, Tennessee 37205	SunTrust Mortgage, Inc., P.O. Box 79041, Baltimore, MD 21279-0041

TAX MAP-PARCEL NUMBERS: 129150A0700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$92,200.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert F. McRae, III, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy B. Smith, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 70 of Belle Meade Highlands Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 7091, page 302 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert F. McRae, III, unmarried and Robert F. McRae, Jr., and wife, Hildegarde Becklin McRae by deed from United Residuals, Limited a Tennessee Limited Partnership of record in Book 7766, page 817, said Register's Office. By Quitclaim Deed of record in Book 10852, page 627 Register's Office for said County, Robert F. McRae, Jr., and spouse, Hildegarde Becklin McRae conveyed their interest in subject property to Robert F. McRae, III.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit A-2 to the Master Deed in Plat Book 7091, Page 302, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7091, page 302, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 21 Vaughns Gap Rd #70E, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

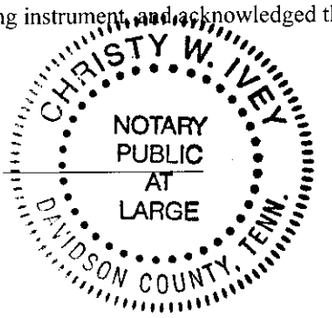
WITNESS THE EXECUTION HEREOF this 17th day of November, 2006.

Robert F. McRae, III

State of TENNESSEE

County of DAVIDSON

On this 17th day of November, 2006 , before me the undersigned authority, personally appeared Robert F. McRae, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

Notary

State of TENNESSEE

County of DAVIDSON

Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $92,200.00

Affiant

Sworn and subscribed before me this the 17th day of November, 2006

Notary Public

My Commission Expires: _____



NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE