File Box 9B
First Title & Escrow Co.,Inc.
#26369

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/25/07 14:53 2 pgs
Fees:13.00 Taxes:610.50

20070425-0049500

W & I Ref:(dm) Title No: 48507
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John E. Smith Janeen N. Smith 1601 West Peachtree St. NE Atlanta, Georgia 30309	New Owner

TAX MAP-PARCEL NUMBERS: 103160B03800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,001.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **G. Mitchell Eckel, III, Tr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John E. Smith and spouse, Janeen N. Smith** 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. 403 of Windsor Tower Condominium Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Master Deed of record in Book 5200, page 71 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 G. Mitchell Eckel, III, Trustee of the Susan H. Eckel Trust – 1981, dated July 17, 1981 by deed from Ann Bernard and Reba Kraft, as tenants in common of record in Book 6872, page 568, said Register's Office by Quitclaim Deed of record in Book 9130, page 85 Register's Office for said County, subject property was conveyed to G. Mitchell Eckel, III, Trustee of the Susan H. Eckel Trust – 1981 dated July 17, 1981, a 99/100th undivided interest and Margaret Eckel a 1/100th undivided interest. By Quitclaim Deed of record in Book 9277, page 482, said Register's Office, Margaret Eckel conveyed her interest in subject property to G. Mitchell Eckel, III, Trustee of the Susan H. Eckel Trust – 1981 dated July 17, 1981.

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 Plat Book 5200, Page 71, 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 5313, page 338 amended in Book 8666, page 789, 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: 4215 Harding Pk # 403, 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 18 day of April, 2007.

G. Mitchell Eckel, III, Trustee

State of Massachusetts
County of Middlesex

On this 18th day of April, 2007 , before me the undersigned authority, personally appeared G. Mitchell Eckel, III, Trustee, 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: 4-30-10

Notary

MARY ANNA GLAVEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires Apr 30, 2010

State of Massachusetts
County of Middlesex

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $165,001.00

Affiant

Sworn and subscribed before me this the 18th day of April, 2007

My Commission Expires: 4-30-10

Notary Public

MARY ANNA GLAVEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires Apr 30, 2010