THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27573-03-2008** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$153,450.00~~ $0.00 Affiant Subscribed and sworn to before me this 23rd day of April, 2008. Notary Public My Commission Expires: My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Donna S. Beard 4215 Harding Pike, Unit 403 Nashville, TN 37205	**Send Tax Bills To:** Bank of America P.O. Box 45140 Jacksonville, FL 32232-5140	**Tax Information:** Map and Parcel No.:103160B038.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Smith and wife, Janeen N. Smith**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna S. Beard, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4215 Harding Pike, Unit 403, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of April, 2008.

John E. Smith by Susan Pitts Dale
John E. Smith
By Susan Pitts Dale as his Attorney in Fact

Janeen N. Smith by Susan Pitts Dale
Janeen N. Smith
By Susan Pitts Dale as ~~his~~ her Attorney in Fact

Davidson County DEEDWARR
Recvd: 04/25/08 14:57 2 pgs
Fees:13.00 Taxes:567.77
20080425-0042554

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Susan Pitts Dale, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of John E. Smith and Janeen N. Smith. as their Attorney-In-Fact, and as the free act and deed of the within named John E. Smith and Janeen N. Smith.

Witness my hand and official seal, at office in Nashville, Tennessee, this 23rd day of April, 2008.

Notary Public

DEBRA D. E. KNIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/10

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 403 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, page 71, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners Association, a horizontal property established by Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to John E. Smith and wife, Janeen N. Smith by deed dated April 18, 2007 from G. Mitchell Eckel, III, Tr. of record in Instrument No. 20070425-0049500, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of 4215 Harding Road Homeowners Association of record in Book 5297, page 370, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 4215 Harding Road Homeowners Association, of record in Book 5313, page 338, amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3956, page 943, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 71, Register's Office for Davidson County, Tennessee.
7. Easement for cable television of record in Book 9486, page 948, Register's Office for Davidson County, Tennessee.