Instr:200001280009305 Page: 1 OF 2
REC'D FOR REC 01/28/2000 1:38:22PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $503.20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

X Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of January, 2000.

Notary Public

My Commission Expires: 10/22/04

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

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:
Seth A. Smedley and Cordella Smedley
953 Fallview Trail
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 172-12-0-A-071.00

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, **Cheryl L. Davidson, an unmarried woman,** hereinafter referred to as Grantors, hereby transfer and convey to **Seth A. Smedley and wife, Cordella Smedley,** 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 Lot No. 313 on the Plan of Section Two Bradford Hills, as of record in Plat Book 7900, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Cheryl L. Davidson by Warranty Deed from Michael J. Ilard and wife, P. Diane Ilard of record in Book 10437, page 685 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 7900, page 117 in said Register's Office.

Restrictive covenants\Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 8069, page 170 as amended in Book 8074, page 269 in said Register's Office.

By-Laws of record in Book 8071, page 531 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County/City Taxes for the year 1999 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 953 Fallview Trail, Nashville, Tennessee 37211.

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 14th day of January, 2000.

x Cheryl L. Davidson

Cheryl L. Davidson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl L. Davidson, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of January, 2000.

Notary Public

10/22/01
My Commission Expires

THOMAS SIDWELL NOTARY PUBLIC AT LARGE