Instr:200002030011345 Page: 1 OF 2
REC'D FOR REC 02/03/2000 11:17:41AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $240.50

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Horace Hall
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2000.

William S. Carman
Notary Public

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1-31-00

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:
Horace Hall
741 Fitzpatrick Road
Nashville, Tennessee 37214

SEND TAX BILLS TO:
CTX Mortgage, Inc.
801 94th Avenue, North
Suite 100
St. Petersburg, FL 33702

MAP-PARCEL NUMBERS:
096-16-0-203.00

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, **Stephen Shane Smithson, an unmarried person, and Bobby C. Smithson, an unmarried person,** hereinafter referred to as Grantor, hereby transfers and conveys to **Horace Hall, an unmarried person,** hereinafter referred to as Grantee, his 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. 10B on the Plan of the Zone Lot Division of Lots 10 and 11, of 1st Revision, Larchwood Subdivision, Section One-B, of record in Plat Book 6250, Page 852, amending Plat Book 5190, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Shane Smithson, an unmarried person, and Bobby C. Smithson, an unmarried person, by deed from Nathan C. Batson and wife, Tammy R. Batson, as of record in Book 10909, page 829, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Plat Book 6250, Page 832, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7891, Page 528, Register's Office for Davidson County, Tennessee.

All matters on prior plat of record in Book 5190, Page 157, said Register's Office.

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

If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statue. We assume not liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

County taxes for the year 2000 and subsequent years, are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This is improved property known as 741 Fitzpatrick Road, Nashville, Tennessee 37214.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 31st day of January, 2000.

Stephen Shane Smithson

Bobby C. Smithson

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 Stephen Shane Smithson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2000.

Notary Public

1-31-00
My Commission Expires

WILLIAM S. CARMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY