Instr:200002150015261 Page: 1 OF 2
REC'D FOR REC 02/15/2000 2:04:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2074.22

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd.,Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 16972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 207,400.00

Affiant

Subscribed and sworn to before me, this 15th day of February, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr. Barry R. Smith	GUARANTY TRUST COMPANY	Map 116-12
3802 Estes Road	640 Broadmoor Blvd. Ste. 100	Parcel 139
Nashville, Tennessee 37215	Murfreesboro, Tennessee 371	FB #07DA 31895

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, WILLIAM N. OZIER AND WIFE, ANN L. OZIER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BARRY R. SMITH, ("Grantee"), its 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 3802 Estes Road, Nashville, Tennessee 37215.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2000.

WILLIAM N. OZIER

ANN L. OZIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM N. OZIER AND ANN L. OZIER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2000.

My Commission Expires:

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Section "B" on the Plan of W.R. Elder Property, as of record in Plat Book 4955, page 35, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William N. Ozier and spouse, Ann L. Ozier, by deed from Linda L. Elder, a single person, of record in Book 9154, page 882, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 4955, page 35, said Register's Office.