THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00

Affiant

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

Notary Public

My Commission Expires: 1-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN G. SMITH 5037 Ragland Drive Nashville, Tennessee 37220	John G. Smith 1928 20th Avenue, South Nashville, Tennessee 37212	MAP 146-10 PARCEL 62

Instr:200002170015851 Page: 1 OF 2
REC'D FOR REC 02/17/2000 9:48:11AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $592.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND NO/100------- ---------- ($ 160,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, MILDRED E. MABRY, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JOHN G. SMITH AND WIFE, MELINDA D. SMITH

hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 22 on the Plan of Ragland Estates of record in Plat Book 2663, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 240.0 feet on the west side of Ragland Drive and runs back between lines 187.3 feet on the north line and 182.0 feet on the south line to a dead line on the rear, measuring 240.0 feet thereon.

BEING the same property conveyed to Willie W. Mabry and wife, Mildred E. Mabry, by deed from Joseph L. Connell and wife, Margaret Lorine Connell, of record in Book 4214, page 235, Register's Office for Davidson County, Tennessee; the said Willie W. Mabry having since died.

This is improved property known as 5037 Ragland Drive, Nashville, Tennessee 37220

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Ragland Estates of record in Book 2663, page 104, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of February, 2000.

Mildred E Mabry

MILDRED E. MABRY

_____

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MILDRED E. MABRY, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2000.

Mitchell A Watts

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

_____

Notary Public