STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2000.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011120

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve A. Smith	Countywide Home Loans	Map 53-3
(NAME) 16-7 Debow Street	(NAME) P.O. Box 10212	Parcel 326 - Tract 1
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Van Nuys, CA 91410-0212	Parcel 327 - Tract 2
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, BETTY ANN ESTES WOMACK AND ELEANOR JEAN ESTES MOORE AND CAROLYN MARIE ESTES HAZELRIGS, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto STEVE A. SMITH, unmarried, 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:

SEE ATTACHED EXHIBIT A

Instr:200004280042086 Page: 1 OF 2
REC'D FOR REC 04/28/2000 10:43:48AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $271.95

unimproved ( )
This is improved(X) property, known as 1607&1609 Debow, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 27th day of April, 2000.

Betty Ann Estes Womack
Betty Ann Estes Womack
By: Eleanor Jean Estes Moore, as Attorney-in-Fact

Eleanor Jean Estes Moore
Eleanor Jean Estes Moore

Carolyn Marie Estes Hazelrigs
Carolyn Marie Estes Hazelrigs
By: Eleanor Jean Estes Moore
Elenor Jean Estes Moore, as Attorney-in-Fact

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

On this the 27th day of April 2000, before me personally appeared Elenor Jean Estes Moore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact for Betty Ann Estes Womack and Carolyn Marie Estes Hazelrigs, and is authorized by them to execute the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office this 27th day of April 2000.

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires:

Notary Public

STATE OF TENNESSEE **COUNTY WILLIAMSON**

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Eleanor Jean Estes Moore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 27th day of April, 2000.

Notary Public

My commission expires:_____

EXHIBIT A

Tract No. 1: Being land in Davidson County, Tennessee. Being Lot No. 220-216, Section "C", Village of Old Hickory, as shown on revised plat recorded April 10, 1951, in Book 1835, page 52, in the Register's Office for Davidson County, Tennessee; fronting 57.6 feet on Debow Street, containing 0.17 acres, more or less.

Tract No. 2: A certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit: BEING Lot No. 288, Section "C", Village of Old Hickory, as shown on revised plan recorded June 15, 1950, in Book 1835, page 3, in the Register's Office for Davidson County, Tennessee. The following is included in the above description, but excluded therefrom; Being a part of Lot 288, of the Resubdivision of Section C, DuPont Subdivision, of record in Book 1835, page 3, and more particularly described as follows: BEGINNING at the point of intersection of the Northeast margin of Old Hickory Boulevard (State Route 45) and the East margin of Debow Street, thence along the said East margin North 0 degrees 28' East 54 feet more or less to a point, thence along a curve left having a radius of 42.5 feet southeastwardly for 39 feet more or less to a point, thence South 47 degrees 48' East 72 feet more or less to a point, thence Southwardly 33 feet more or less to a point, in the said Northeast margin, thence along the said Northeast margin North 47 degrees 48' West 92.7 feet to the point of beginning and containing 2,633 square feet.

Being the same property conveyed to R. T. Estes and wife, Fannie Watt Estes by deed from Paul Ivory and wife, Beulah S. Ivory, of record in Book 5033, page 883, Register's Office, Davidson County, Tennessee.

The said Richard T. Estes having predeceased Fannie W. Estates and by Will of Fannie W. Estes of record in Will Book 230, Page 699, Probate Court of Davidson County, Tennessee, said property was devised to Betty Ann Estes Womack, Eleanor Jean Estes Moore, and Carolyn Marie Estes Hazelrigs.

Subject to and/or reserving one (1) permanent easement 12.5 feet wide, more or less, for utilities, and one (1) special easement 2.5 feet wide for sewer, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of the description by reference thereof in Book 2012, page 626, said Register's Office.; all matters shown on the plan of record in Book 1835, page 52, Register's Office, Davidson County, Tennessee; subject to and/or reserving one (1) permanent easement 2.5 feet wide for utilities, adjacent to the easterly line and shown on said recorded plan as a "Special Utility Easement, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, with is a part of the description by reference thereto; rights of the Department of Transportation of the State of Tennessee or its duly authorized agents or assigns, as shown in Right of Way Deed for Highway Purposes of record in Book 4956, page 742, said Register's Office; All matters as shown on the Plan of record in Book 1835, page 3, said Register's Office; subject to Right of Way Deed for Highway Purposes of record in Book 5393, page 647, said Register's Office.