THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Instr:200005020043607 Page: 1 OF 2
REC'D FOR REC 05/02/2000 9:36:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $312.47

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
David Sharafi 2383-2385 Una- Antioch Pike Antioch, TN 37013	First Horizon Home Loan 4400 Horizon Way Irving, TX 75063	149/9/141 2D012269

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Terry W. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Sharafi, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land Davidson County, Tennessee, being Lot Number 106, Barclay Square, Section 2, of record in Plat Book 4650, Page 124, 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 Clayton O. Smith and wife, Lucille Smith by Deed of record in Book 7510, Page 934 and thence conveyed to Clayton O. Smith by Quitclaim Deed of record in Book 10254, Page 828, Register's Office for Davidson, County, Tennessee.

Clayton O. Smith having since died, testate on April 1, 1998, in Davidson County, Tennessee. In accordance with the Last Will and Testament of Clayton O. Smith of record in Will Book 225, Page 264 in the Probate Court of Davidson County, Tennessee, the real property owned by the Decendent was devised to his son, Terry Smith.

Terry Smith being one in the same person as Terry W. Smith.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 2383-2385 Una- Antioch Pike Antioch, TN 37013

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 we do covenant with the said GRANTEES 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 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 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 OUR HANDS THIS 27th day of April, 2000

Terry W. Smith

STATE OF KANSAS

COUNTY OF

Personally appeared before me, Terry W. Smith, unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 27th day of April, 2000

Elaine Pratt
Notary Public

ELAINE PRATT
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6-23-2001

My Commission expires: 6/23/01

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,450.00

Affiant

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

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.