Instr:200005100047275 Page: 1 OF 3
REC'D FOR REC 05/10/2000 10:35:34AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $634.55

This Instrument Prepared by J. Dougherty
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

CHA1-00241

Maximum principle indebtedness for Tennessee recording tax purpose is $171,500.00

WARRANTY DEED

THIS INDENTURE, made this 28 day of Feb, A.D., 20 00, between **TODD A. SMITH and TRACI T. SMITH, husband and wife,** of the City of Nashville, State of Tennessee, First Parties, and MARGARET R. FLYNN, unmarried, of the City of Nashville, State of Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN DOLLARS ($ 10.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Brookside Courts, Addition No. 4, Section 3, as of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 75.9 feet on the easterly side of Neartop Drive and runs back 163.2 feet on the northerly line and 173.51 feet on the southerly line, to a deed line, measuring 75 feet thereon.

BEING the same premises which Terence Edward Kemp , by Deed dated and recorded Davidson County, Tennessee in Deed Book Volume 11185, Page 296&c., granted and conveyed unto Todd A. Smith and Traci T. Smith, husband and wife, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except (SEE EXHIBIT "A")

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.)

_____(L.S.)
Todd A. Smith

_____(L.S.)
Traci T. Smith

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **TODD A. SMITH and TRACI T. SMITH, husband and wife**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 28th day of February 20 00

Kathleen Taylor Key
Notary Public

KATHLEEN TAYLOR KEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission expires September 28, 2003

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greather is $171,500.00.
Affiant _____

Subscribed and sworn to before me this 28th day of February 2000.
Notary Public _____

GINNY L. KATRICKA NOTARY PUBLIC AT LARGE Comm. exp. 3-18-2002 RUTHERFORD COUNTY, TENNESSEE

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER MARGARET R. FLYNN
ADDRESS 618 Acklen Pl
Nashville TN 37205

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Southeastern Mortgage of Tennessee, Inc.
ADDRESS 115 29th Avenue South, Nashville, TN 37212

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 171,500.00. Affiant _____.

Subscribed and sworn to before me this 28th day of February 2000.
Notary Public _____

GINNY L. KATRICKA NOTARY PUBLIC AT LARGE Comm. exp. 3-18-2002 RUTHERFORD COUNTY, TENNESSEE

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 103-10, PARCEL 108).

2. All matters as set forth on the Plan of record in Plat Book 2083, page 25, said Register's Office, which plan includes a 30-foot minimum building setback line from NEARTOP DRIVE; a 10-foot public utility and drainage easement along the REAR lot line; and a 10-foot sewer
easement across and rear portion of said lot and along the southerly lot line.