Instr:200005170049542 Page: 1 OF 2
REC'D FOR REC 05/17/2000 10:38:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $843.60

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOX 50-B
PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***228,000.00

Affiant

Subscribed and sworn to before me this 16th day of May, 2000.

Notary Public

My Commission Expires: 5-17-03

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
JOHN J. LANGTON 5037 Ragland Drive Nashville, Tennessee 37220	1st Trust Bank for Savings P.O. Box 17257 Memphis, Tennessee 38187	MAP 146-10 PARCEL 62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY EIGHT THOUSAND AND 00/100 DOLLARS ($***228,000.00), cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, we, JOHN G. SMITH and wife, MELINDA D. SMITH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN J. LANGTON and wife, MARY V. LANGTON, 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:

BEING Lot No. 22 on the Plan of Ragland Estates of record in Book 2663, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John G. Smith and wife, Melinda D. Smith by deed from Mildred E. Mabry, unmarried, of record as Instrument Number 200002170015851, Register's Office for Davidson County, Tennessee.

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 GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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.

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

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of May, 2000.

JOHN G. SMITH

MELINDA D. SMITH
By John G. Smith
att'y in fact

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 JOHN G. SMITH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9-29-01

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, JOHN G. SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MELINDA D. SMITH, and acknowledged that he executed the same as the free act and deed of the said MELINDA D. SMITH.

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

Notary Public

My Commission Expires: 9-29-01

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