STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Beth Ann Pattillo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1540

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall W. Smith (NAME)	Southeastern Mortgage (NAME)	104-11-0-329.00
2045 24th Avenue South (ADDRESS)	115 29th Ave. S. (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND 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, James M. Waldie, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall W. Smith and Beth Ann Pattillo, husband and wife

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 the South 50 feet of Lot No. 104 and the North 5 feet of Lot No. 105 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 55 feet on the west side of 24th Avenue South and run back between parallel lines 160 feet to an alley.

Being that same property conveyed to James M. Waldie by deed from Mildred Evelyn Piper, Conservator for Louanna T. Lee of record in Book 11395, Page 781, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Instr:200008150080844 Page: 1 OF 3
REC'D FOR REC 08/15/2000 1:54:07PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $906.50

unimproved ( )
This is improved (X) property, known as 2045 24th Avenue South, Nashville, Tennessee 37212
(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 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 my hand this 24th day of July, 2000

James M. Waldie by Shari Kay Hunter atty in fact
James M. Waldie by Shari Kay Hunter, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Waldie

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 official seal at Brentwood, Tennessee, this 24th day of July, 2000.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this, 24 day of July 2000, personally appeared before me, Shari Kay Hunter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of James M. Waldie and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 24 day of July 2000

My commission expires 4/16/02

Notary Public

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

WARRANTY DEED

FROM

James M. Waldie

TO

Randall W. Smith and Beth Ann Pattillo

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027