Davidson County DEEDWARR
Recvd: 10/19/00 10:13 2pgs
Fees:11.00 Taxes:2497.50

20001019-0103633

**THIS INSTRUMENT PREPARED BY:**
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd.,Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc

FTEC No. 17550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 675,000.00

Affiant

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

Notary Public

My Commission Expires:

ROBERT L. SCOTT NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| HARRISON W. JAMES | First Horizon Homes Loans | 116-11 |
| 407 Lynnwood Boulevard | P.O. Box 19664 | 99.00 |
| Nashville, Tennessee 37205 | Irvine, CA 92623-9664 | BM1665 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAY R. SMITH AND WIFE, WENDY T. SMITH, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HARRISON W. JAMES AND WIFE, EMILY T. JAMES, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 407 Lynnwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of October, 2000.

JAY R. SMITH

By: Jay R. Smith by
GEORGE E. MUDTER, JR., ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

WENDY T. SMITH

By: Wendy T. Smith by
GEORGE E. MUDTER, JR., ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

**RETURN TO:**
**PREMIER TITLE & ESCROW, LLC**
**4301 HILLSBORO ROAD, STE 300**
**NASHVILLE, TENNESSEE 37215**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR., 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 for the said JAY R. SMITH and WENDY T. SMITH, and is authorized by the said JAY R. SMITH and WENDY T. SMITH, to execute this instrument on their behalf.

Witness my hand, at office, this 16th day of October, 2000.

My Commission Expires: 7/27/2002

Notary Public

KAREN FORD MARLIN NOTARY PUBLIC AT LARGE TENN. DAVIDSON

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No.1 on the Re-Sub of Lots 47, 52, and the North parts of Lots 48 and 51 on the Plan of Royal Oaks Company's Subdivision, of record in Book 4595, page 177, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Lynnwood Boulevard at the southeast corner of the Gordon C. Peerman, Jr., property; thence with the westerly margin of Lynnwood Boulevard southerly 38.5 feet to the beginning of a curve; thence around said curve which has a radius of 448.0 feet southerly 182.5 feet to a point in the westerly margin of Lynnwood Boulevard; thence continuing with the westerly margin of said Boulevard southerly 8.23 feet to a point; thence westerly 248.0 feet to a point; thence north2 deg. 20 min. 03 sec. east 200.36 feet to a point; thence easterly 209.0 feet to a westerly margin of Lynnwood Boulevard.

Being the same property conveyed to Jay R. Smith and wife, Wendy T. Smith by deed from Philip W. Richards, and wife, Linda E. Richards of record in Book 11667, page 844, said Register's Office.

This conveyance is made subject to: (1) Easement of record in Book 5787, page 21; and (2) All matters appearing on the Plan of record in Plat Book 4597, page 177, said Register's Office.