FILE Ref 7
SATURN
FILE # SP39494

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 01/05/01 10:49 2pgs
Fees:11.00 Taxes:342.62
20010105-0001707

ADDRESS NEW OWNER:
Lynda S. Smith
113 Paddle Wheel Court
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Tucker Federal Bank d/b/a Prime Lending
2743 Perimeter Parkway, Bldg.100,Suite 150
Augusta, GA 30909

MAP AND PARCEL:
MAP 62-2A
PARCEL 159.00 CO
3DX-00273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, CASH HOME BUYERS, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lynda S. Smith, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 159, on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, Pages 158 and 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to CASH HOME BUYERS, INC., a Tennessee corporation, by deed from Marie E. Therrien Chabot, unmarried of record in Instr: 20001004-0098405, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6851, Page 370, et seq., and such easements and setback lines of record in Plat Book 6900, Pages 158 and 159; TVA Easement of record in Book 1163, Page 341, said Register's Office.

Taxes for 2000 have been pro-rated and paid.

Phil Dildine executed this instrument on behalf of Harold F. Morris pursuant to a Power of Attorney of record in Instr: 20001004-0098406, Register's Office, Davidson County, Tennessee.

This is improved property known as 113 Paddle Wheel Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lynda S. Smith, unmarried, her heirs and assigns, forever; and CASH HOME BUYERS, INC. does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 21st day of December, 2000.

CASH HOME BUYERS, INC.

Harold F. Morris, President, by
Phil Dildine, Attorney-in-Fact

Phil Dildine, Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phil Dildine as Vice-President of CASH HOME BUYERS, INC., 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 and who further acknowledged that he is the Vice-President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of December, 2000.

NOTARY PUBLIC

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/28/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Phil Dildine 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, and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 21st day of December, 2000.

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 9/28/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 92,600.00.

AFFIANT

Subscribed and sworn to before me this 21st day of December, 2000.

NOTARY PUBLIC
My Commission Expires:

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

9/28/2002