Davidson County DEEDWARR
Recvd: 02/05/01 09:37 2pgs
Fees:11.00 Taxes:1080.40
20010205-0010779

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

PLEASE RECORD & RETURN TO:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TN 37075

WARRANTY DEED

THIS INDENTURE, made this 5th day of December, 2000 between **CHRIS SMITH AND WIFE, KAREN S. SMITH** of **DAVIDSON** County, Tennessee, First Parties, and

Teresa N. Rhodes and Sharon R. Shaffer, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Chris Smith and wife, Karen S. Smith

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. 10 ON THE PLAN OF FOX CHASE MEADOWS, OF RECORD IN BOOK 5200, PAGE 194, AMENDED IN BOOK 9147, PAGE 741, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING SAME PROPERTY CONVEYED TO GRANTORS BY WARRANTY DEED OF RECORD IN BOOK 10483, PAGE 591, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

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

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

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

Chris Smith
CHRIS SMITH

Karen S. Smith
KAREN S. SMITH

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at office, this 5th day of December, 2000.

Don L. Belcher
Notary Public
Printed name: Don L. Belcher

My commission expires: 03-06-2002
(NOTARY SEAL)

DON L. BELCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **KAREN S. SMITH**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of December, 2000.

Don L. Belcher
Notary Public
Printed name: Don L. Belcher

My commission expires: 03-06-2002
(NOTARY SEAL)

PROPERTY OWNER:
Teresa N. Rhodes
1848 Fox Chase Drive
Hendersonville, TN 37072

RESPONSIBLE TAXPAYER:
First Horizon Home Loan Corporation dba First Tennessee Home Loans
P.O. Box 146
Memphis, TN 38101

CLT#

Map & Parcel No: 007-00-0134.00

STATE OF TENNESSEE, ~~DAVIDSON~~ SUMNER COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 292,000.00. Teresa N Rhodes (AFFIANT)

Subscribed and sworn to before me, this 24th day of January, 2000

Notary Public
Printed Name

My commission expires 10/15/03

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE, DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____. _____ (AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

Notary Public
Printed Name

My commission expires _____