*Please return once recorded to: Gullett, Sanford, Robinson & Martin, PLLC
230 4th Ave., North, P.O. Box 198888, Nashville, TN 37219-8888

Map 103-13, Parcel 065

Box 44 HLS

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
SunTrust Bank
P.O. Box 305110
Nashville, TN 37230-5110

New Owner:

David W. Smith & Denise M. Smith
208 Mockingbird Rd.
Nashville, TN 37205

Mortgagee:

SunTrust Bank Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JAMES L. FERGUSON, JR., Grantor, have bargained and sold and by these presents do transfer and convey unto DAVID W. SMITH and wife, DENISE M. SMITH, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being Lot No. 35 on the Plan of Hillwood Estates, Section 4, as of record in Book 2133, page 4, Register's Office for said County, described as follows:
>
> Beginning on the southerly margin of West Hillwood Drive at the corner of lots Nos. 35 and 36; thence with the line between said two lots southwardly 318 feet; thence north 82 deg. 25' east 224 feet to the westerly margin of Long Meadow Road; thence with same northwardly 254.72 feet to the beginning of a curve; thence around said curve with a radius of 39.08 feet northwestwardly 58.18 feet to the southerly margin of West Hillwood Drive; thence with same, westwardly 178.55 feet to the beginning.
>
> Being the same property conveyed to J. L. Ferguson and wife, Lena D. Ferguson, by deed of H. G. Hill Realty Company, of record in Book 2094, page 29, Register's Office of Davidson County, Tennessee. J. L. Ferguson predeceased his wife, and said property vested in Lena D. Ferguson by operation of law as the surviving tenant by the entirety. Lena D. Ferguson died January 17, 2001, intestate and said property vested in James L. Ferguson, Jr., as her only heir at law.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that Grantor is lawfully seized and possessed of said property in fee simple, 2001 a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1. Restrictive covenants of record in Book 2094, page 29, Register's Office of Davidson County, Tennessee.

2. Matters shown on the plan of record in Book 2133, page 4, Register's Office of Davidson County, Tennessee, and matters shown on survey by John Kohl & Co., P.C. dated 2/26, 2001.

3. 2001 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND I DO FURTHER COVENANT and bind myself my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

GAIL FERGUSON, spouse of Grantor, does hereby quitclaim, grant and convey to Grantees, their heirs and assigns forever, all of her right, title and interest in said property, whether by virtue of her marriage to Grantor or otherwise.

Davidson County DEEDWARR
Recvd: 03/09/01 10:19 2pgs
Fees:11.00 Taxes:1428.20
20010309-0022540

WITNESS our hands on this the 8 day of March, 2001.

JAMES L. FERGUSON, JR.

GAIL FERGUSON

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County, JAMES L. FERGUSON, JR., and wife, GAIL FERGUSON, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of March, 2001.

NOTARY PUBLIC

PATRICIA QUINN ROBERTSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

My Commission Expires: 6/13/2001

STATE OF Tennessee)
)
COUNTY OF Wmsn)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Eighty Six Thousand Dollars ($386,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8 day of March, 2001.

NOTARY PUBLIC

MARC S. HARDE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 3/25/2001

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