WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

X [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2001

[illegible]
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/03/01 14:54 2pgs
Fees:11.00 Taxes:306.73
20010403-0032326

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glaney Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvvonne Renee O'Connor (NAME)	Tucker Federal Bank, DBA Prime (NAME)	MAP 61-10
1015 Horseshoe Drive (ADDRESS)	2743 Perimeter Pky. B100, Ste150 (ADDRESS)	PARCEL 193
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Augusta, GA 30909 (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, Anne S. Smith, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yvvonne Renee O'Connor

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:

LAND in Davidson County, Tennessee, BEING parts of Lots Nos. 79 and 80 on the Plan of The Maplewood Home Tract, as of record in Book 421, pages 174, Register's Office for Davidson County, Tennessee; BEING Lot No. 53 on the Map of Locust Grove, not of record, described according to a survey made by Anderson & Gee, Surveyors, January 22, 1946, as follows:

BEGINNING on the southerly margin of Horseshoe Drive 438 feet, more or less, west of the westerly margin of Burrus Street, being the corner of Lots Nos. 53 and 54; thence with the southerly margin of said Drive, westwardly 60 feet to the corner of Lots Nos. 52 and 53; thence with the line between said two lots, southwardly 175 feet to the common corner of Lots Nos. 44, 45, 52, and 53; thence with the line between Lots Nos. 44 and 53;, eastwardly 60 feet to the common corner of Lots Nos. 43, 44, 53 and 54; thence with the line between Lots Nos. 53 and 54, northwardly 175 feet to the beginning.

BEING all of the same property conveyed to George L. Smith and wife, Anne S. Smith by Warranty Deed from Harris E. Briley and wife, Lucille T. Briley, of record in Book 5778, page 592, Register's Office for Davidson County, TN (The said George L. Smith, having since died).

David Smith executed on behalf of Anne S. Smith, pursuant to the Power of Attorney, being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee

David Myron Smith being one and the same person as David Smith and David M. Smith.

unimproved ( )
This is improved (X) property, known as 1015 Horseshoe Drive, Nashville, TN 37216
(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 30th day of March, 2001

Anne S. Smith
By: Anne S. Smith by David Myron Smith
David Myron Smith, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ respectively of the _____ and _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Myron Smith to me known to be the person who executed the foregoing instrument in behalf of Anne S. Smith, and acknowledged that he executed the same as the free act and deed of the said Anne S. Smith.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of March, 2001.

My Commission Expires: 10-25-03

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____