PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*
W & I Ref: Title No. 42318
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/11/01 11:18 2pgs
Fees:11.00 Taxes:3718.50
20010411-0035740

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Randell A. Smith Carolyn J. Smith 502 Lynwood Blvd. Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 130-03-081

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,005,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey R. Rymer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randell A. Smith and spouse, Carolyn J. Smith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly part of Lot No. 107 and the northerly part of Lot No. 108 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, page 102 and 103, described as follows:

BEGINNING at a point in the easterly margin of Lynwood Boulevard, 150 feet more or less south of the south margin of Hobbs Road, being the southwest corner of the property conveyed to David K. Wilson by deed of record in book 1361, page 381; thence along Wilson's south line easterly 276 feet more or less to a point in the rear line of Lot No. 107, which is 148 feet , more or less, south of Hobbs Road, being Wilson's southeast corner; thence southerly 142.37 feet more or less to a point; thence westerly 251 feet, more or less to the easterly margin of Lynwood Boulevard; thence with the margin of the same, northerly 140 feet to the point of beginning.

BEING the same property conveyed to Jeffrey R. Rymer, married by deed from Amy Williams and husband, Thomas Williams of record in Book 11390, page 745, Register's Office for Davidson County, Tennessee.

The spouse of Jeffrey R. Rymer has not joined in this conveyance as he is a resident of the state of Illinois, maintains a marital residence in the state of Illinois and has never maintained a primary residence in the state of Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421, Page 102 and 103, said Register's Office.

This is improved property, known as: 502 Lynwood Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of April, 2001.

Jeffrey R. Rymer

State of Tennessee
County of Davidson

On 10th day of April 2001, before me the undersigned authority, personally appeared **Jeffrey R. Rymer** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,005,000.00

Affiant

Sworn and subscribed before me on this 10th day of April, 2001

Notary Public

My Commission Expires:

CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003