Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy., Suite 140
Hendersonville, TN 37075

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $157,500.00

B. Inez Rains
Affiant

Subscribed and sworn to before me this 30th day of April, 2001.

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires:
My Commission Expires JUL. 27, 2002

Address of New Owner:	Send Tax Bills to:	Tax Information
B. Inez Rains	SAME	064-12-0-A
406 Hunters Place		406.00 CO
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles W. Smith and Donald H. Smith and Carol A. Zoccola, devisees under the will of Margaret Howell Smith, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to B. Inez Rains, unmarried, hereinafter called the Grantees, their successors 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 Unit No. 406 on the plan of Fox Run, Second Revision - Part of Section 2 and First Revision - Part of Section 1, of record in Plat Book 6250, page 118, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles R. Smith and wife, Margaret H. Smith from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, by Warranty Deed of record in Book 8634, Page 897, said Register's Office. Both Charles R. Smith and Margaret H. Smith having since died with Margaret H. Smith being predeceased by Charles R. Smith. By Last Will and Testament of Margaret Howell Smith of record in Will Book 442, Page 38, Seventh Circuit Court For Davidson County, Tennessee, (Probate Division), subject property was devised to Charles W. Smith, Donald H. Smith, and Carol A. Zoccola. And being the same property conveyed to Charles W. Smith, Donald H. Smith, and Carol A. Zoccola by Executor's Deed of record in Instrument No. 20010329-0030332, said Register's Office. Margaret H. Smith and Margaret Howell Smith are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 406 Hunters Place, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/09/01 09:56 2pgs
Fees:11.00 Taxes:582.75
20010509-0048043

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 April, 2001.

Charles W. Smith

Donald H. Smith

Carol A. Zoccola

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles W. Smith, Donald H. Smith, and Carol A. Zoccola, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in HERMITAGE, TN, this 30th day of April, 2001.

Notary Public

My Commission expires

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JUL. 27, 2002