This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 05/31/01 14:29 2pgs
Fees:11.00 Taxes:1184.00
20010531-0056514

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Bryan R. Smith and wife, Peggie K. Smith 537 Stonegate Place Brentwood, Tennessee 37027	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	Map and Parcel 160-6- A 9.00 CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Bryan R Smith
AFFIANT

Sworn to and subscribed before me this 25th day of May, 2001.

M D Hale
NOTARY PUBLIC

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE EXP. MAY 2, 2005 WILLIAMSON CO., TENNESSEE

My Commission Expires: 5/2/05

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **WINDLAND BUILDERS, INC.**, a **Tennessee corporation**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these present do transfer and convey unto **BRYAN R. SMITH and wife, PEGGIE K. SMITH**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Stonegate Subdivision of record in Book 9700, pages 807 and 808, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Windland Builders, Inc., by warranty deed from SG, LLC, of record in Instrument No. 20001009-0099882, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2001 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 160-6-A 9.00 CO.

2. All matters appearing on the Plan of Stonegate Subdivision, a Residential Planned Unit Development, of record in Book 9700, pages 807 and 808, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instrument of record in Book 11262, page 729, Register's Office for Davidson County, Tennessee.

4. By-Laws of Franklin Pike Circle at Stonegate Subdivision Homeowners Association, Inc., of record in Book 11262, page 748, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8425, page 388, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and assigns, 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.

This improved property is known as 537 Stonegate Place, Brentwood, Tennessee 37027.

WITNESS our hands this 25 day of May, 2001 in Franklin, Tennessee.

WINDLAND BUILDERS, INC.,
a Tennessee corporation

BY: _____
John Y. Franks, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John Y. Franks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Windland Builders, Inc., the within bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such President.

Witness my hand and seal, this 25th day of May, 2001.

_____
Notary Public

My commission expires: 5/2/05

BRENDA FRANKS
NOTARY PUBLIC AT LARGE
EXP. MAY 2, 2005
WILLIAMSON CO., TENNESSEE