RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39781**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/01 14:34 2pgs
Fees:11.00 Taxes:2035.00

20010604-0057791

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 550,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **30TH DAY OF MAY, 2001.**

Notary Public

MARSHA J. RAGSDALE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: ~~My Commission Expires~~ November 24, 2001

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
PAUL J. SMITH and wife, **Eileen A. Smith** **109 Mayfair Road** **Nashville, Tennessee 37205**	New Owner	**103-12-249** **26W 3345**

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 OF WHICH IS HEREBY ACKNOWLEDGED **WE, LOUIS A. BROWNING and wife, GRACE E. BROWNING**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL J. SMITH and wife, EILEEN A. SMITH**

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 Lot No. 18 and the south 30 feet of Lot No. 19 of Block "A" on the Plan of Cherokee Park, Section 1, as of record in Book 547. pages 169 and 170, Register's Office for Davidson County, Tenenssee.

SAID Lot and part of Lot adjoin and front together 130 feet on the westerly side of Mayfair Road and run back 158 feet, more or less, on the northerly line of said part of Lot No. 19 and 155 feet on the southerly line of said Lot No. 18 to a dead line in the rear, measuring 130.03 feet, more or less, thereon.

BEING the same property conveyed to Louis A. Browning and wife, Grace E. Browning by deed from M. Shaw Flippen, Jr., Unmarried, of record in Book 10533, page 378, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **109 Mayfair Road, Nashville, Tennessee 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 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 OUR HANDS THIS 30th DAY OF MAY, 2001.

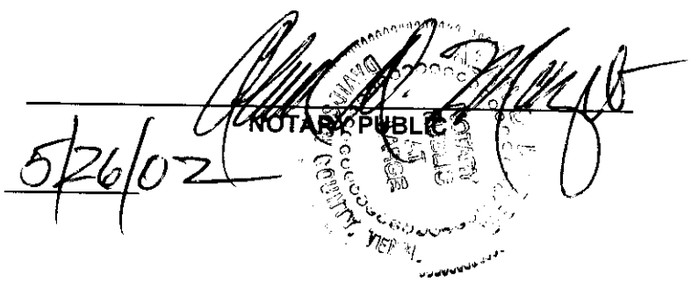
LOUIS A. BROWNING **GRACE E. BROWNING**

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LOUIS A. BROWNING and wife, GRACE E. BROWNING, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30TH day of May, 2001.



NOTARY PUBLIC

My Commission Expires: 5/26/02