THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 06/05/01 08:02 2pgs
Fees:11.00 Taxes:370.00
20010605-0057948

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ronald C. Smith, et ux 1305 Norvel Ave. Nashville, TN 37216	Same as New Owner	Map 61-15 Parcel 314

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EARL GLENN WOOLWINE III and wife, MELODY ANN DORRIS WOOLWINE, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RONALD C. SMITH and wife, LINDA W. SMITH, hereinafter referred to as 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 the northerly half of Lot No. 4 on the Map of the Maplewood Home Tract, of record in Book 421, page 174, of the Register's Office for said County.

SAID part of Lot No. 4 fronts 50 feet on the westerly side of the Gallatin Pike and runs back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Earl Glenn Woolwine III and wife, Melody Ann Dorris Woolwine, by deed from Bobby R. Elrod and wife, Mildred Ann Elrod, of record in Book 5164, page 52, said Register's Office.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3815 Gallatin Road, Nashville, TN 37216.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 421, page 174, said Register's Office.

3. Subject to sewer easement of record in Book 4311, page 239, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

EARL GLENN WOOLWINE III

MELODY ANN DORRIS WOOLWINE

"GRANTEES"

RONALD C. SMITH

LINDA W. SMITH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARL GLENN WOOLWINE III and wife, MELODY ANN DORRIS WOOLWINE, and RONALD C. SMITH and wife, LINDA W. SMITH, 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, at office, this the 31st day of May, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of May, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001