This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/13/01 15:21 2pgs
Fees:11.00 Taxes:395.53
20010613-0062421

NEW OWNER:
Susan Mathias
8870 Highway 100
Nashville, TN 37221

SEND TAX BILL TO:
Same

MAP & PARCEL:
104 11 0 018.00

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 of which is hereby acknowledged, we, **Homer Turner Smith and Reta Howard Smith, husband and wife,** (Reta Howard Smith being one and the same person as Rita Howard Smith), hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Susan Mathias, a married person**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING the west 49 ft. of Lot No. 45 on the Map of Rich's Resubdivision of certain lots in Stokes and Marshall's subdivision of record in Book 547, page 172, RODC, TN. Said part of said lot fronts 49 ft. on the north side of Marshall (now Acklen) Avenue and runs back between parallel lines 168.5 ft. to an alley.
>
> Being the same property conveyed to Homer Turner Smith and Rita Howard Smith, husband and wife by deed from Richard W. Freeman and wife, Susan P. Freeman of record in Book 5356, page 822, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2001 Taxes are a lien, but not yet due and payable.

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, her heirs and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This improved property is known as:

2606 Acklen Avenue, Nashville, TN.

WITNESS OUR HANDS THIS 29th DAY OF MAY, 2001 IN FRANKLIN, TENNESSEE.

Homer Turner Smith
Homer Turner Smith

Reta Howard Smith
Reta Howard Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Homer Turner Smith and wife, Reta Howard Smith,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29th day of May, 2001, in Franklin, TN.

Margaret Ann Smith
Notary Public

MARGARET ANN SMITH NOTARY PUBLIC LAKE WILLIAMSON CO. TENN.

My Commission Expires: 2/27/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,900.00.

Susan Mathias
Affiant

Sworn to and subscribed to me, the undersigned, this 29th day of May, 2001, in Franklin, Tennessee.

Margaret Ann Smith
Notary Public

MARGARET ANN SMITH NOTARY PUBLIC LAKE WILLIAMSON CO. TENN.

My Commission Expires: 2/27/05