WARRANTY DEED

C.E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Tracy M. Poythress
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th Day of July, 2001

C.E. Pickering Jr.
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kroos, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy M. Poythress	Guaranty Trust Company	151
(NAME) 6329 Paddington Way	(NAME) 630 Broadmor Blvd., Suite 100	9A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, Tennessee 37129	23
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bobby J. Smith II and wife, Marnice C. Smith**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tracy M. Poythress, unmarried** herereinafter called the GRANTEE(S), 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. 23 on the Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Pages 829 thru 831, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby J. Smith II and Marnice C. Smith by Warranty Deed of record in Book 10584, page 941, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 7900, pages 829 thru 831 of the Register's Office of Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development, as said areas are set forth and defined in Restrictions of record in Book 9430, Page 251; Book 9534, Page 938; and Book 9534, Page 942; By-Laws of record in Book 9430, Page 279; and Charter of record in Book 9433, page 953; all of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more particulars.

Davidson County DEEDWARR
Recvd: 07/30/01 13:20 2pgs
Fees:13.00 Taxes:660.45

20010730-0080461

This is unimproved ( )
improved(xxx) property, known as 6329 Paddington Way Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 27th Day of July, 2001.

Bobby J. Smith II

Marnice C. Smith

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Bobby J. Smith II and Marnice C. Smith, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th Day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

C. E. PICKERING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 31, 2004