WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/01 10:42 2pgs
Fees:13.00 Taxes:540.20

20011022-0114714

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Clifford E. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th Day of October, 2001.

Catherine R. Vass
Notary Public

MY COMMISSION EXPIRES: 5-30-2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford E. Smith and JoAnn H. Smith	Owner	Map 151-01-A
(NAME) 304 Wareham Court	(NAME) 304 Wareham Court	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	Parcel 045.00
(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, **Daniel H. Weick and wife. and Tracie A. Weick**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Clifford E. Smith and wife, JoAnn H. Smith** hereeinafter 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. 45 on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444 through 447, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel H. Weick and wife, Tracie A. Weick by Warranty Deed of record in Book 9529, page 654, Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656, amended in Book 7558, Page 792, Book 7599, Page 812 and Book 8667, Page 381; Charter of record in Book 7597, Page 977; Dedication of common areas of record in Book 7683, Pae 718; Easement of record in Book 3891, Page 476; Deed to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, Inc. of record in Book 7748, pages 440, 444 and 493 and any and all matters as shown on plat of record in Plat Book 6900, pages 444 through 447; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 304 Wareham Court 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 19th Day of October, 2001.

Daniel H. Weick

Tracie A. Weick

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Daniel H. Weick and Tracie A. Weick, 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 19th Day of October, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires OCT. 25, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.