WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/01 15:34 2pgs
Fees:13.00 Taxes:693.75

20011022-0115156

01B-6142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THE
10th DAY OF October 2001

Notary Public

MY COMMISSION EXPIRES: November 30, 2002
(AFFIX SEAL)

TAMMY WYNN POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires November 30, 2002

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan M. Contreras (NAME)	Pinnacle National Bank (NAME)	MAP 161-14A
108 Thrible Springs Court (ADDRESS)	7029 Church Street East (ADDRESS)	PARCEL 27
Nahsville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Grace S. Smith, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan M. Contreras and wife, Victoria Kay Contreras

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:

Parcel 1:

LAND in Davidson County, Tennessee, BEING Lot No. 27 on the Plan of Thribble Springs Estates Phase I, of record in Plat Book 6900, Page 312-313, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Parcel 1 being the same property conveyed to Ralph D. Smith and wife, Grace S. Smith by deed from Rucker, LTD. a Tennessee Limited Partnership of record in Book 7512, Page 55, Register's Office for Davidson County, Tennessee. Ralph D. Smith is now deceased, leaving Grace S. Smith vested with fee simple title to subject realty as surviving tenant by the entirety.

This conveyance is subject to taxes for 2002 and subsequent years, easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 108 Thrible Springs Court, Nahsville, Tennessee 37211
(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 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 my hand this 10th day of October, 2001

Grace S. Smith

Grace S. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grace S. Smith, a widow

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of October 2001.

Commission expires November 30, 2002

Tammy Wyaunn Potts
TAMMY WYAUNN POTTS / NOTARY PUBLIC

TAMMY WYAUNN POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

KATHLEEN D. DUPLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires November 24, 2001

My Commission Expires Nov. 30, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public