RETURN TO: TAYLOR TITLE & ESCROW, INC.
01-1038 305 RAYON DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$102,600.00~~ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2001.

NOTARY PUBLIC AT LARGE

My Commission Expires November 24, 2001

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 11/08/01 15:52 2pgs
Fees:13.00 Taxes:392.20

20011108-0123161

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd Smith	SAME	Map 86
(NAME) 4216 Valley Grove Drive	(NAME)	Group 16
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 38
(CITY) (STATE) (ZIP)	(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,

Lon Southerland and Wife, Shirley L. Southerland,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lloyd Smith and Wife, Sandra T. Smith,

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:

Being Lot No. 4 on the Plan of Section One, Revised, Valley Grove, of record in Plat Book 5200, Page 388, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lon Southerland and Wife, Shirley L. Southerland by deed from Tenna Ltd, a Tennessee Limited Partnership of record in Deed Book 6345, page 940, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5815, page 992, and Book 5909, Page 699, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This is unimproved / improved X property, known as 4216 Valley Grove Drive, Hermitage, TN 37076
(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/our hand(s) this.

Lon Southerland

Shirley L. Southerland

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lon Southerland and Wife, Shirley L. Southerland the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this day of August, 2001.

My Commission Expire: 3/23/02

TRACEY TRUJILLO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

File Number2108272
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122