THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE )
COUNTY OF Williamson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 272,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of November, 2001.

Notary Public

My Commission Expires: ~~01/30/02~~ 7/25/2005

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Davidson County DEEDWARR
Recvd: 11/27/01 08:21 2pgs
Fees:13.00 Taxes:1006.40

20011127-0128768

# WARRANTY DEED

**ADDRESS OF NEW OWNER(S):**
Chad Westbrook Smith, et ux
5549 Saddlewood Lane
Brentwood, TN 37027

**SEND TAX BILLS TO:**
~~171-12-0-A 002.00CO~~
First Horizon Home Loan Corp.
P.O. Box 146
Memphis, TN 38101

**MAP-PARCEL NUMBERS:**
171-12-0-A 2.00 Co

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Randall Wilson and Valerie L. Wilson, husband and wife,** hereinafter referred to as Grantor, hereby transfers and conveys to **Chad Westbrook Smith and Nicole Anne Smith, husband and wife,** hereinafter referred to as Grantee, his 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. 2 on the Plan of the Addition to Brelan Park at Saddlewood, Section One, a Planned Unit Development, as of record in Book 7900, Page 788, 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 J. Randall Wilson and Valerie L. Wilson, husband and wife, by deed from Houng Shing Chen and She Hong Chen, husband and wife, of record in Book 11639, page 909, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.**

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as: **5549 Saddlewood Lane, Brentwood, TN 37027.**

**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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 16th day of November, 2001.

**J. Randall Wilson**

**Valerie L. Wilson**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J. Randall Wilson and Valerie L. Wilson, husband and wife, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of November, 2001.

Notary Public

My Commission Expires: 1/30/02

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.