STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Subscribed and sworn to before me, this 16th day of January, 2002.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 26, 2005

Affiant

Notary Public

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/02 08:39 2pgs
Fees:13.00 Taxes:388.50
20020117-0006879

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TENNESSEE 37138

BOX 10-A

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JAMES T. SMITH 2720 BOBBY AVENUE NASHVILLE, TENNESSEE MAP & PARCEL NO. 73-1-107	National City Mortgage P. O. Box 1024 Dayton, Ohio 45401-1024

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,

SHERRY WALKER BORCHERT, individually and as Trustee of the Michael A. Borchert Revocable Trust,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

JAMES T. SMITH,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING Lot 43 on the Map of Happy Valley, Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 3, 1945, as follows:

Beginning on the southerly margin of Bobby Avenue at a point 400 feet east of the easterly margin of Cooper Lane, being the corner of Lots 42 and 43; thence with the line between said two lots, southwardly 140 feet to the northerly line of the McDonald land; thence with said line eastwardly 75 feet to the corner of lots 43 and 44; thence with the line between said two lots northwardly 140 feet to the southerly margin of Bobby Avenue; thence with said Avenue westwardly 75 feet to the beginning.

Being the same property conveyed to Michael A. Borchert by deed from Edith F. Day Borchert of record in Book 9187, page 39, Register's Office for Davidson County, Tennessee. Michael A. Borchert has since died. His will was admitted to Probate in the Seventh Circuit Court for Davidson County, Case No. 01-897 and is of record in Will Book 1908, page 349795. Sherry Walker Borchert, as Trustee of the Michael A. Borchert Revocable Trust, is devisee of the property under the will of Michael A. Borchert.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2002, WHICH

HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); AND (B) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 2720 BOBBY AVENUE, NASHVILLE, TENNESSEE

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 16TH DAY OF JANUARY, 2002.

SHERRY WALKER BORCHERT, individually

SHERRY WALKER BORCHERT, TRUSTEE OF
THE MICHAEL A. BORCHERT
REVOCABLE TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2002, before me personally appeared Sherry Walker Borchert, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jamie L. Taylor, the undersigned notary public, Sherry Walker Borchert, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the trustee of the Michael A. Bochert Revocable Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

Witness my hand and official seal this 16th day of January, 2002.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

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WARRANTY DEED

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