02

Realty 48A

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,500.00

Matthew D Smith
Affiant

Subscribed and sworn to before me, this 28th day of January, 2002.

Catherine R Vass
Notary Public
My commission expires: 05/30/04

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

Davidson County DEEDWARR
Recvd: 02/01/02 13:51 2pgs
Fees:13.00 Taxes:512.45
20020201-0014436

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew D. Smith	1st Trust Bank For Savings	147-14-0
593 Hill Creek Drive	P.O. Box 17257	148.00
Nashville TN 37211	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Aries Lincoln and wife, Connie S. Lincoln, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew D. Smith , hereinafter called the Grantees, their successors 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. 420 on the Plan of Candlestick Farms, Section Four, of record in Book 3600, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Aries Lincoln and wife, Connie S. Lincoln by deed from Floyd D. Pratt and Mary C. Pratt, both unmarried, dated August 9, 1993, recorded in Book 9044, Page 524, Register's Office for said County. Aries Lincoln and X. A. Lincoln are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 593 Hill Creek Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of January, 2002.

Aries Lincoln, by Janice G Smith, attorney in fact
Aries Lincoln, by Janice G. Smith, Attorney in Fact

Connie S. Lincoln, by Janice G Smith, attorney in fact
Connie S. Lincoln, by Janice G. Smith, Attorney in Fact

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 Janice G. Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Aries Lincoln and Connie S. Lincoln and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of January, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

