Box 37
CAW

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/02 16:11 2pgs
Fees:13.00 Taxes:355.20

20020402-0040067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 30 2004
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOEL R. SULLIVAN (NAME)	WELLS FARO HOME MORTGAGE, INC. (NAME)	MAP 162-05-0
5804 Deer Estates Drive (ADDRESS)	PO BOX 5910 (ADDRESS)	PARCEL 217.00
Nashville TN 37221 (CITY) (STATE) (ZIP)	SPRINGFIELD OHIO 45501 (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~~, I, Keith B. Smithers, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL R. SULLIVAN AND BRETT ALDEN BAIER, as tenants in common

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:

LAND in Davidson County, Tennessee, being Lot No. 81 on the Plan of Hickory Valley Subdivision, Section 3, as of record in Book 4460, Page 86, 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 Keith B. Smithers, unmarried, by Deed from R. Daniel Webb, of record in Book 6274, Page 815, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive covenants of record in Book 4604, Page 526, Book 4630, Page 548 and in Book 5967, Page 773, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Valerie F. Smithers, spouse of the above named Keith B. Smithers, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Keith B. Smithers and wife, Valerie F. Smithers pursuant to a Power of Attorney executed by same on the

CONTINUED

unimproved ( )
This is improved (X) property, known as 312-314 Ocala Court South, Nashville, TN 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 29th day of March, 2002

Keith B. Smithers by Gil Martinez, attorney in fact
KEITH B. SMITHERS
By: Gil Martinez, Attorney-in-fact

Valerie F. Smithers by Gil Martinez Attorney in fact
VALERIE F. SMITHERS
By: Gil Martinez, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within 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, a _____, 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 _____, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of March, 2002, before me personally appeared Gil Martinez to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Keith B. Smithers and wife, Valerie F. Smithers and acknowledged that he executed the same as the free act and deed of said Keith B. Smithers and wife, Valerie F. Smithers.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MY COMMISSION EXPIRES MAY 30 2004

LEGAL DESCRIPTION CONTINUATION

28th day of March, 2002, and being filed for record simultaneously herewith.