15058-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/02 09:07 2pgs
Fees:13.00 Taxes:962.00
20020429-0051972

JOHN T. COOK NOTARY PUBLIC ANY WITNESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

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
JED HILLY	US BANK, N. A.	MAP 118-14-0,
(NAME)	(NAME)	
3513 Rainbow Place	4801 Frederica Street	PARCEL 052.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Owensboro, KY 42301	
(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, BRIAN J. SMOKLER AND WIFE, MARY ANN SMOKLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JED HILLY AND WIFE, N. SUSAN O'HARA AND MICHAEL O'HARA AND WIFE, NANCY F. O'HARA *(See statement as to tenancy on page 2)

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, and being the South part of Lot No. 86, together with a 15 foot strip of land from or "out-of" Winston Place (now abandonded) extending adjacent to and along the South border (boundary) of said South part of Lot No. 86, all as shown on the Map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, Page 2, and as more completely described in the deed as of record in Book 8948, Page 694, both in the Register's Office for Davidson County, Tennessee and both to which reference is hereby made and the same incorporated herein for a complete description of said part of said lot together with said adjacent 15 foot strip of land.

BEING the same property conveyed to Brian J. Smokler and wife, Mary Ann Smokler, by Deed from James Andrew Knestrick, joined by his spouse, Julie Andrews Knestrick, of record in Book 10349, Page 797, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3513 Rainbow Place, Nashville, TN 37204
(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 our hand s this 25th day of April, 2002

BRIAN J. SMOKLER

MARY ANN SMOKLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRIAN J. SMOKLER AND WIFE, MARY ANN SMOKLER

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 25th day of April, 2002.

Commission expires 4/10/05

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

WSOH by TH

* The interests of each married couple to be held as tenants by the entirety, each as to an undivided fifty (50.0%) percent interest in the whole. The two interests as they relate to each other to be held as joint tenants with right of survivorship.