STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

x Kristin Deann Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

30th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES

MICHAEL E. MOSER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMM. EXP. 3-25-06

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kristin Deann Smith, an unmarried woman
(NAME)

217 Dupont Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

New South Federal Savings Bank
(NAME)

1900 Crestwood Blvd.
(STREET ADDRESS)

Birmingham, AL
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
43-9-178

Davidson County DEEDWARR
Recvd: 07/30/02 13:47 2pgs
Fees:13.00 Taxes:240.50
20020730-0091228

FOR AND IN 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, Shirley Cole, an unremarried widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristin Deann Smith, an unmarried woman, 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. 19, on the plan of Woodlawn Estates, Block "C" as shown on plat of record in Book 843, Page 82, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 19 fronts 50 feet on the northerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Harold W. Cole, by Deed of Record in Book 7743, Page 400, Register's Office for Davidson County, Tennessee. The said Harold W. Cole having since djed on February 18, 1999 leaving said property to Shirley C. Cole as ~~Administrix~~ by by will of record in** Wilson Co. TN probate court of Harold W. Cole.

**Will Book A-17, page 87

GC

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 217 Dupont Avenue, Madison, TN 37115.

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. Whenever 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/our hand(s) this 30th day of May, 2002.

x Shirley Cole
Shirley Cole, ~~Administrix~~ Grantor

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 Shirley Cole, an unremarried widow, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 30th day of May, 2002.

Commission expires 10/6/2004

Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Shirley C. Cole , Administrix for The Estate of Harold W. Cole, 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 Administrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of May, 2002.

My Commission Expires:_____

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of May, 2002.

My Commission Expires:_____

_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282