Davidson County DEEDWARR
Recvd: 10/10/02 15:26 2pgs
Fees:13.00 Taxes:62.90
20021010-0124672

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of October, 2002.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher A. Smith
915 & 917 Stockell Avenue
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
82-3, parcel 210 and 211

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Louise Bridges, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Christopher A. Smith, a married man** hereinafter referred to as 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, described as follows:

TRACT I : Beginning at the southeast corner of Stockell Street and Vaughn Street, as shown on the Plan of Benedict Land Company's Subdivision, as of record in Book 332, page 40, said Register's Office, thence with the easterly margin of Stockell Street, southerly 50 feet, thence easterly parallel to Vaughn Street, 100 feet; thence northerly parallel to Stockell Street, 50 feet to the southerly margin of Vaughn Street, thence with the margin of the same, westerly 100 feet to the point of beginning. Being a portion of the lot marked J.J. Keys on the Plan of The Benedict Land Company's Subdivision of the lindsley Tract, of record in Book 332, page 40, said Register's Office.

TRACT II: Beginning at a point in the east margin of Stockell Street, the southeast corner of the Parker lot, being 50 feet south of Vaughn Street; thence along Parkers south line easterly 100 feet to a part of the lot known as the Webb Home Place; thence with the westerly line of the same, southerly 56 feet to a point, the northeast

corner of the property recently conveyed to S.L. Boyd; thence along Boyd's north line westerly 100 feet to the easterly margin of Stockell Street; thence with the margin of the same northerly 56 feet to the point of beginning. Being a portion of the lot marked J.J. Keys and A.C. Webb on the Plan of The Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, said Register's Office.

Being the same property conveyed to Louise Bridges by warranty deed from J. B. Parker, Jr., Thomas P. Parker, and Mary Katherine Parker of record in Book 9311, page 260, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer of record in Book 1149, Page 647, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2002, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 915 & 917 Stockell Avenue, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 7th day of October, 2002.

Louise Bridges

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 Louise Bridges, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of October, 2002.

Notary Public

My Commission Expires: 1-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

06487-MD