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Davidson County DEEDWARR
Recvd: 11/15/02 10:55 2pgs
Fees:13.00 Taxes:666.00

20021115-0141743

Realty Title

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 $180,000.00.

Todd Jackson Smith
Affiant

Subscribed and sworn to before me this 8th day of November, 2002.

Carol R Runnion
Notary Public
My commission expires: 11/30/04

NOTARY PUBLIC AT LARGE WILLIAMSON CO

File No. 80423

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Todd Jackson Smith 208 Payson Court Nashville TN 37211	NEW OWNER	172-04-0-A104.00CO

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, Genady's Construction, Inc., hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Todd Jackson Smith and wife, Amanda Marie 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. 94 on the Plan of Phase Three Highlands of Brentwood (formerly Brentwood Highlands), as of record in Instrument No. 200109200101749, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Genady's Construction, Inc. by Special Warranty Deed from Highlands of Brentwood, LLC, a Tennessee limited liability company, of record in Instrument No. 20020715-0084561, Register's Office for Davidson County, Tennessee.

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 208 Payson Court, 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. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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 8th day of November, 2002.

Genady's Construction, Inc.

By: _____
Genady Prutianov, its President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Genady's Construction, Inc., the within named bargainor, and that he is authorized by Genady's Construction, Inc. to execute this instrument on its behalf.

Witness my hand in Franklin, TN, this 8th day of November, 2002.

Notary Public

My Commission expires 11/30/04

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES:
NOVEMBER 30, 2004