WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/02 10:43 2pgs
Fees:13.00 Taxes:555.00
20021126-0146463

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

A. Anne Hall Wapler
Affiant

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

Mary Bainbridge
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Evans	SAME	MAP 071-07
(NAME)	(NAME)	
106 Carriage Way		PARCEL 159
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, Fletcher A. Smith, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Evans and Jo H. Evans

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, BEGINNING at a nail set in asphalt in the easterly margin of Dickerson Pike, a corner to MNS, LLC (record no. 20020114-0005581) and being the most southwest corner of this tract; thence, with said Dickerson Pike, N 11 deg. 41' 27" E, a distance of 131.75 feet to an iron pin set in the margin of said pike, a corner to Fletcher A. Smith, Jr. , Trustee (deed book 7724, page 134); thence, leaving said pike, S 81 deg. 45' 32" E, a distance of 375.45 feet to an iron pin set, a corner to said Smith and in the westerly margin of Luton Street; thence, with said street, S 10 deg. 39' 20" W, a distance of 131.63 feet to an iron pin found in the margin of said street, a corner to said MNS, LLC; thence, N 81 deg. 45' 32" W, a distance of 377.83 feet to the point of beginning, containing 1.14 acres, more or less, according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated November 4, 2002.

BEING a part of the same property conveyed to Fletcher A. Smith and wife, Mary S. Smith by Warranty Deed from Claude Jones and wife, Inez G. Jones of record in Book 2697, page 521, Register's Office for Davidson County, TN (The said Mary S. Smith having since died).

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1901 Dickerson Road, Nashville, TN 37207
(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 25th day of November, 2002

Fletcher A. Smith

Fletcher A. Smith

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 Fletcher A. Smith, Unmarried

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

My commission expires 10-25-03

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, and corporation, 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 corporation, 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