Davidson County DEEDWARR
Recvd: 12/02/02 12:39 3pgs
Fees:18.00 Taxes:1147.00

20021202-0147950

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Michael A. Smith and wife, Christy L. Smith	FIRST AMERICAN 10741 KING WILLIAM	**Map 115-16**
6053 Cargile Road	PLANO TX 75023	**Parcel 064.00**
Nashville, TN 37205		**11263**

This instrument prepared by : Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Patrick F. Luby and wife, Christine B. Luby** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Michael A. Smith and wife, Christy L. Smith** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Harding Park, as of record in Plat Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

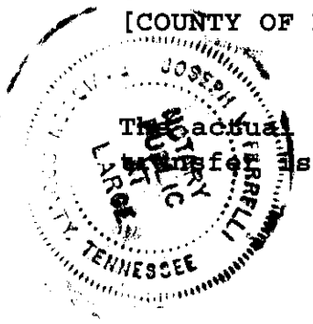
Being the same property conveyed to Patrick F. Luby and wife, Christine B. Luby by Warranty Deed from Pamela M. Stephenson and husband, Frederic W. Stephenson of record in Book 11605, page 300, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 6053 Cargile Road, Nashville, Tennessee 37205.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Plat Book 2331, page 120, said Register's Office.
3. Restrictive Covenants contained in Book 2542, page 486, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]



The actual consideration or value, whichever is greater for this transfer is $310,000.00.

Evelyn Rodgers
Affiant

Subscribed and sworn to before me this
21ST day of November, 2002.

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

My Commission Expires:_____

To HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21ST day of November, 2002.

Patrick F. Luby

Christine B. Luby
Christine B. Luby

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 Patrick F. Luby and wife, Christine B. Luby, bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 21ST day of **November,** 2002.

Joseph V. Ferrelli
Notary Public

My Commission Expires:_____

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004