THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19700	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $300,000.00 Affiant Subscribed and sworn to before me, this 27th day of November, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
SARAH B. SMITH	Southtrust Mortgage Corp	MAP 142-16-0
1601 Nottingham Place	210 Wildwood Parkway, Ste. 100	PARCEL 131
Nashville, Tennessee 37221	Birmingham, AL 35209	FB# 09D79923

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KAREN RHODES HAND STEVENS, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SARAH B. SMITH AND HUSBAND, CARL M. SMITH III, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1601 Nottingham Place, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of November, 2002.

Davidson County DEEDWARR
Recvd: 12/03/02 12:01 2pgs
Fees:13.00 Taxes:1110.00

20021203-0148658

KAREN RHODES HAND STEVENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN RHODES HAND STEVENS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2002.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Phase Three of Devon Park, as of record in Plat Book 6900, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Karen Rhodes Hand Stevens, unmarried by deed from Richard K. Panek and wife, Jeanne B. Panek of record in Book 9941, page 180, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6967, page 156; (2) By-Laws of record in Book 8276, page 53; (3) Easements of record in Book 5473, page 175; (4) Charter of record in Book 7372, page 862; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 52, said Register's Office.