RECORD & RETURN TO:
FILE BOX 36 if Davidson County

Box 36
19223

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/02 15:44 2pgs
Fees:13.00 Taxes:362.60
20021209-0151695

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $98,000.00.

Johnny Spray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF DECEMBER, 2002.

Bobbi Cairnes
NOTARY PUBLIC

My Commission Expires: 3/26/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19223SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Johnny Spray 1916 Portman Drive Nashville, TN 37214	Johnny Spray 501 Bounty Dr Nash, Tn 37210	95-10-97

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William L. Smith and wife, Mary F. Smith, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Johnny Spray, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 98, on the Plan of Elm Hill Acres, Section 2, as of record in Plat Book 2331, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William L. Smith and wife, Mary F. Smith, by deed from Elm Hill Homes, Inc., of record in Book 2498, page 165, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and paid by Grantor. 2003 Davidson County taxes and subsequent taxes are assumed by the Grantees; and
2. All matters shown on plan of record in Book 2331, page 68, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 501 Bounty Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant

with the said GRANTEE that they are 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 6th day of December, 2002.

William L. Smith

William L. Smith

Mary F. Smith

Mary F. Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 6, 2002, before me personally appeared William L. Smith and Mary F. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 6th day of December, 2002.

David B. Herbert

NOTARY PUBLIC

My Commission Expires: _____

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE