Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020364

Davidson County DEEDWARR
Recvd: 12/23/02 09:03 3pgs
Fees:18.00 Taxes:453.25
20021223-0157968

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Robert Smith and wife, Patricia O. Smith** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **J. Ryan Smith** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tnnessee, being Lot No. 56 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County.

Said Lot fronts 75 feet on the southerly side of Westcrest Drive and runs back 140 feet on the easterly line and 152.5 feet on the westerly line to a dead line in the rear, measuring 76.1 feet.

Being the same property conveyed to James Robert Smith and wife, Patricia O. Smith by Deed from Charles W. Woodcock and wife, Mary D. Woodcock and Ruby E. Woodcock dated 3-19-79, recorded 3-20-79, in Book 5407, page 891, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 18 day of December, 2002.

James Robert Smith
James Robert Smith

Patricia O. Smith
Patricia O. Smith

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **James Robert Smith and wife, Patricia O. Smith** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 18 day of December, 2002

NOTARY PUBLIC AT LARGE Williamson County, TN

Notary Public

My Commission Expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $122,500.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18 day of December, 2002.

Notary Public

My Commission Expires: 5·22·04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

MAP AND PARCEL NUMBERS: 161-02 52.00

ADDRESS NEW OWNER:
477 Westcrest Drive
Nashville, TN 37211

SEND TAX BILLS TO THE SAME ADDRESS

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tnnessee, being Lot No. 56 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County.

Said Lot fronts 75 feet on the southerly side of Westcrest Drive and runs back 140 feet on the easterly line and 152.5 feet on the westerly line to a dead line in the rear, measuring 76.1 feet.

Being the same property conveyed to James Robert Smith and wife, Patricia O. Smith by Deed from Charles W. Woodcock and wife, Mary D.Woodcock and Ruby E. Woodcock dated 3-19-79, recorded 3-20-79, in Book 5407, page 891, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.