Davidson County DEEDWARR
Recvd: 01/07/03 12:18 2pgs
Fees:13.00 Taxes:1850.00
20030107-0002615

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19744-01**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 2nd day of JANUARY, 2003. Notary Public My Commission Expires:

DAVIDSON COUNTY
My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner: Ms. Lynne C. Smith 1109 Nichol Lane Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 116-07 PAR 129.00 FB BM 27055

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, TOM R. STEELE AND WIFE, KATIE G. STEELE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LYNNE C. SMITH, MARRIED ("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 unimproved property located at 4508 Millrace Lane, Nashville, Tennessee 37205.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of JANUARY, 2003.

TOM R. STEELE

KATIE G. STEELE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, TOM R. STEELE AND WIFE, KATIE G. STEELE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of JANUARY, 2003.

My Commission Expires:

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

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Millrace Subdivision, as of record in Plat Book 9700, page 492, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Tom R. Steele and wife, Katie G. Steele as tenants by the entirety as to an undivided one-half interest and to J. Hunter atkins and wife, Leigh Z. Atkins as tenants by the entirety as to an undivided one-half interest by deed from John Alden Rogers of record in Book 10748, page 310, said Register's Office. The said J. Hunter Atkins and wife, Leigh Z. Atkins having since conveyed their interest in the property to Tom R. Steele and wife, Katie G. Steele by deed of record as Instrument No. 20021003-0120801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 10656, page 220; (3) Easements of record in Book 6975, page 31Book 5802, page 862, Book 5911, page 757, BOok 5802, page 874, Book 5911, page 769, Book 5802, page 890 and Book 5911, page 785; and (4) All matters appearing on the Plan of record in Plat Book 9700, page 492, said Register's Office.