WARRANTY DEED	STATE OF ~~Texas~~ Tennessee COUNTY OF ~~Taylor~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $147,500.00 Affiant AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 20th DAY OF DECEMBER, 2002. Notary NOTARY PUBLIC MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Gary A. Smith and Gisela Monica Cano	FIRST FRANKLIN	MAP:051-03-0
107 Townley Court	112 TOWN PARK DR	Parcel:179.00
Madison, TN 37115	KENNESAW GA 30144	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JIM D. HINKLE AND STACY B. HINKLE, HER HUSBAND, AS TENANTS BY THE ENTIRETY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GARY A. SMITH AND GISELA MONICA CANO, Husband and Wife (Tenants By The Entirety)

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 107 Townley Court, Madison, TN 37115

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 16 day of December, 2002.

Jim D. Hinkle
Jim D. Hinkle

Stacy B. Hinkle
Stacy B. Hinkle

Davidson County DEEDWARR
Recvd: 01/29/03 09:36 2pgs
Fees:13.00 Taxes:545.75
20030129-0011963

STATE OF Texas
COUNT OF Taylor

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JIM D. HINKLE AND STACY B. HINKLE, the bargainor(s), 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 and official seal at Abilene, Texas, this 16th day of December, 2002.
Notary Public Joyce Curtis
My Commission Expires: 11-20-2004

JOYCE CURTIS
Notary Public State of Texas
My Commission Expires
11-20-2004

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Pleasant Acres, Section 5, of record in Book 2331, Page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 146 fronts 50.61 feet on the northerly side of Townley Court and runs back 256.86 feet on the easterly side and 286.75 feet on the southwesterly line to a dead line in the rear which is a broken line on which it measures 313.46 feet.

Being the same property conveyed to Jim D. Hinkle and wife, Stacy B. Hinkle by deed from Judith G. Jackson Heatherly, (previously known as Judith G. Jackson) and her husband, Bill Heatherly, of record in Book 11725, Page 413, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein.