THIS INSTRUMENT PREPARED BY:
Mudter, Morgan, and Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

Return to:
FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 20015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $138,500.00

William D. Smith
Affiant

Subscribed and sworn to before me this 20th day of February, 2003.

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
WILLIAM D. SMITH	NEW OWNER	MAP 61-12
1306 Plymouth Avenue		PARCEL 107
Nashville, Tennessee 37216		FB# 15DZ19680

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, DONNA L. BLAYLOCK, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM D. SMITH, UNMARRIED, ("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 1306 Plymouth Avenue, Nashville, Tennessee 37216.

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 20th day of February, 2003.

Donna L. Blaylock
DONNA L. BLAYLOCK

Davidson County DEEDWARR
Recvd: 02/24/03 13:13 2pgs
Fees:13.00 Taxes:512.45
20030224-0024204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA L. BLAYLOCK, 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 20th day of February, 2003.

Notary Public

My Commission Expires:

My Commission Expires SEPT 30 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of The Resubdivision of certain lots in Eastdale Place, as of record in Plat Book 974, page 22, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donna L. Blaylock, unmarried by deed from Steven J. Eldridge a/k/a Steven James Eldridge, unmarried of record as Instrument No. 200002280019098, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 974, page 22, said Register's Office.