STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Anita Hogin
Affiant

Sworn to and subscribed before me, a Notary Public this 24th day of February, 2003.

THOMAS SID NOTARY PUBLIC AT LARGE WILLIAMSON CO

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/10/03 14:34 3pgs
Fees:18.00 Taxes:481.00
20030310-0031260

ADDRESS NEW OWNER(S) AS FOLLOWS:
Anita Hogin
~~908 Fallview Trail~~ 311 Rustwood Rd
Nashville, Tennessee ~~37~~211 Brentwood, Tn. 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-120-B-002.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christine A. Smith and Scott C. Smith, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Anita Hogin, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot. No. 25 on the plan of Section One, Bradford Hills, of record in Book 7900, Page 6 and amended in Book 7900, Pages 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christine A. Smith and Scott C. Smith by Warranty Deed from Bradford Hills Homes, Inc., of record in Book 8391, Page 819, Register's Office for Davidson County, Tennessee, dated June 28, 1991.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 6, as amended in Book 7900, Page110-112, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, Page 170, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 8292, Page 753, Register's Office for Davidson County, Tennessee.

Charter of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Book 8154, Page 304, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 908 Fallview Trail, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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 my hand this 24th day of February, 2003.

Christine A. Smith by Phillip C. Smith attorney at fact

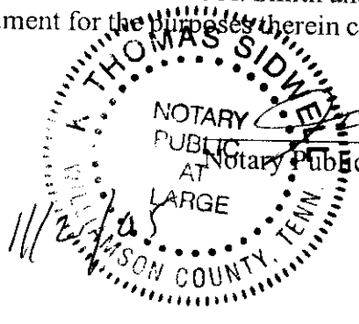
Christine A. Smith
By Phillip C. Smith Attorney-in-Fact

Scott Smith

Scott C. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of February 2003, before me personally appeared Phillip C. Smith to me known to be the Attorney-in-Fact of Christine A. Smith and is authorized by Christine A. Smith to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.



Notary Public

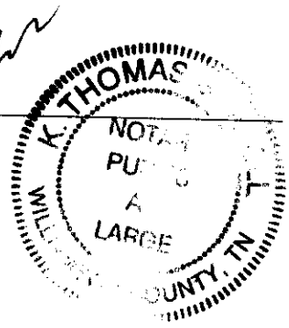
My commission expires: 11/2/05

07530-BW

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott C. Smith, with whom I am personally acquainted and who upon oath acknowledged he executed the within instrument for the purposes therein contained. Witness my hand and official seal this 24th day of February, 2003.

Notary Public



My Commission Expires: 11-2-05