WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2003

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 11 25 06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Smith	Countrywide Home Loans, Inc.	MAP 007
(NAME)	(NAME)	
1735 Springfield Highway	4500 Park Granada	PARCEL 004
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Smith and wife, Soraya Smith

HEREINAFTER CALLED THE 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 the 10th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the North right-of-way of Tennessee Highway U.S. 41 or the Springfield and Nashville Pike, a corner to said Greer; thence North 2 deg. East 308.0' to a stone, corner to said Greer; thence South 88 deg. east 158.0' to a post in the margin of Baker Station Pike; corner to said Greer; thence with said Pike North 7 deg. West 100.0' North 4 deg. 460.0' to a stake, corner to M.P. Coggins; thence South 40 deg. West 793.0' to Highway U.S. 41, corner to M.P. Coggins; thence with said Highway U.S. 41, South 44 deg. East 455.0' to the point of beginning.

BEING the same property conveyed to Ethel T. Emerson, Unmarried by Warranty Deed from George C. DeMoss and wife, Rosie Lee DeMoss of record in Book 9969, page 941, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 03/12/03 11:55 2pgs
Fees:13.00 Taxes:508.75

20030312-0033023

unimproved ( )
This is improved (X) property, known as 1735 Springfield Highway, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 5th day of March, 2003

Ethel T. Emerson

Ethel T. Emerson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ethel T. Emerson, Unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of March, 2003.

Commission expires _____

D. ANNETTE MAYES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

D. Annette Mayes
Notary Public

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public