Return to: D-0155

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

39-B
File #03-1083

Davidson County DEEDWARR
Recvd: 03/21/03 13:14 2pgs
Fees:13.00 Taxes:1165.50
20030321-0037781

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances J. Smith, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Mandy Woods-McNeil, and husband John McNeil,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot 101 on the Plan of Kenner Mannor Land Company's second Subdivision of the Kenner tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 101 fronts 50 feet on the easterly side of Woodmont Boulevard and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Frances J. Smith, unmarried by Warranty Deed from Charles L. Phillips, Jr. and wife, Patricia J. Hogan of record in Book 11460, Page 356, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 146 Woodmont Boulevard, Nashville TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of February, 2003

Frances J. Smith

Frances J. Smith

State of Florida)
County of Pinellas)

On this 25th day of February, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frances J. Smith , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Christine Bastow
Notary Public

My Commission Expires: Nov. 15th, 2003

CHRISTINE BASTOW
MY COMMISSION # CC 887692
EXPIRES: November 15, 2003
Bonded Thru Notary Public Underwriters

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 315,000.00.

Katrina Lewis
Affiant

Sworn and subscribed before me on this the 25th day of February, 2003.

Terri Oliver
Notary Public

My Commission Expires: 7/9/2006

TERRI OLIVER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

NEW OWNER:
Mandy Woods-McNeil
146 Woodmont Boulevard
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Same

TAX MAP-PARCEL #:
116-3-124