After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN00505

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **April, 2003** by and between **Robert L. Waldrop and wife, Martha V. Waldrop** , herein after referred to as GRANTOR, and **Leslie D. Kirby and Craig A. Smith** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of , State of Tennessee, more particularly described as follows:

BEING Lot No. 302, on the Plan of Huntington Park, Section IV, of record in Plat Book 4460, page 74, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert L. Waldrop and wife, Martha V. Waldrop, by Warranty deed from Dexter A. Hunter and wife, Linda G. Hunter, dated July 31, 1995 and recorded in Book 4940, page 944, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 614 Tobylynn Circle, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 04/08/03 08:16 2pgs
Fees:13.00 Taxes:587.93
20030408-0046131

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert L. Waldrop
Signature of Seller

Martha V. Waldrop
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Robert L. Waldrop and wife, Martha V. Waldrop** , the within named bargainors, 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, at office, this **1st** day of **April, 2003.**

Carrie E. Hughes
Notary Public

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: 8/22/05

Name and Address of Property Owner:
Leslie D. Kirby and Craig A. Smith
614 Tobylynn Circle, Nashville, TN 37211

Send Tax Statements to:
CTX Mortgage Company
216 Centerview Drive, Ste 233 Kroger Center The Natchez Building, Brentwood, TN 37027

map and parcel--161.07-0-072.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$158,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Pamela M. Hays
Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **April, 2003.**

Gail C. Victory
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/4/06

My Commission Expires NOV. [illegible]

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-238