PREPARED BY (AND RETURN TO):

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W & I Ref:(ST) Title No: 44388
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/11/03 12:45 2pgs
Fees:13.00 Taxes:392.20
20030411-0048626

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William W Smith Bonnie F. Smith 8228 Gordon Lane Hermitage , Tennessee 37076	Decision One Mortgage Company, LLC 6060 J. A. Jones Drive Suite 1000 Charlotte, North Carolina 28287

TAX MAP-PARCEL NUMBERS: 75-10-118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$106,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Mann and spouse, Melinda R. Mann,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William W Smith and spouse, Bonnie F. Smith** . 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 Lot No. 156 on the Plan of Hermitage Estates of record in Plat Book 3300, Pages 70 & 71, Register's Office for said County.

Said Lot No. 156 fronts 88.0 feet on the easterly margin of Gordon Lane and extends back 120.0 feet on the northerly line and 163.4 feet on the southerly line to a broken line in the rear, measuring 78.5 feet thereon.

Being the same property conveyed to Jason Mann and spouse, Melinda R. Mann by deed from Linda Faye Huey, unmarried of record in Book 10903, Page 536, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 70 & 71, said Register's Office, which Plan shows a 40 foot minimum building setback line from Gordon Lane and a 10 foot easement for public utility and drainage purposes along the northerly side & rear line(s); And an easement for overhang across the westerly front line of said lot.

This is improved property, known as: 8228 Gordon Lane , Hermitage, Tennessee 37076

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 4th day of April, 2003.

Jason Mann

Melinda R. Mann

State of TENNESSEE
County of DAVIDSON

On this 4th day of April, 2003 , before me the undersigned authority, personally appeared Jason Mann Melinda R. Mann , 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.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $106,000.00

William W. Smith
Affiant

Sworn and subscribed before me this the 4th day of April, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public