(1)

Part of Map and Parcels 173-00-0-075.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
William H. Smithson
6513 Windy Hill Ct
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/11/03 13:26 2pgs
Fees:13.00 Taxes:166.50
20030411-0048632

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LENOX VILLAGE II, LLC, a Tennessee limited liability company, Grantor(s), has bargained and sold and by these presents does transfer and convey unto WILLIAM H. SMITHSON AND WIFE, DOROTHY SMITHSON, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

A certain tract or parcel of land located in the 31st Councilmanic District of Davidson County, State of Tennessee, being Lot No. 231 on the plan of Section One, Lenox Village II, of record at Instrument No. 20030106-0001756, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Lenox Village II, LLC, a Tennessee limited liability company by deed from Hurley-Y, a Tennessee general partnership, of record at Instrument No. 20020404-0041445, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1. Taxes for the year 2003. Grantees have paid their prorata part of the taxes for the year 2003 to Grantor, who shall be responsible for the payment of said taxes when they become due and payable.
2. Subject to matters shown on the plan of Section One, Lenox Village, II, of record at Instrument No. 20030106-0001756, Register's Office of Davidson County, Tennessee.
3. Master Deed Restrictions of record at Instrument No. 20020315-0032825, as supplemented at Instrument No. 20021226-0158459, Register's Office of Davidson County, Tennessee.
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record at Instrument No. 20020315-0032826, as supplemented at Instrument No. 20021226-0158458, Register's Office of Davidson County, Tennessee.
5. Charter of Lenox Village Neighborhood Association, Inc. of record at Instrument No. 20020412-0045831, Register's Office of Davidson County, Tennessee.
6. Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Instrument No. 20010918-0100850, Register's Office of Davidson County, Tennessee.
7. Storm Water Detention Agreements of record at Instrument No. 20020628-0078164, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS the execution of this Warranty Deed on this the 8th day of April, 2003.

LENOX VILLAGE II, LLC

BY: Rick Blackburn

TITLE: Secretary

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rick Blackburn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Brentwood, TN, this 8th day of April, 2003.

Gail P. Luttrell
NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON

My Commission Expires: 4-16-2006

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Forty Five Thousand Dollars ($45,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of April, 2003.

Gail P. Luttrell
NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON

My Commission Expires: 4-16-2006