This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 052-06-0
PARCEL: 072.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Barry Preston Smith & Kathleen A. Smith
5024 Twin Lakes Drive
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 04/23/03 15:16 2pgs
Fees:12.00 Taxes:0.00
20030423-0054368

WARRANTY DEED

(FOR THE PURPOSE OF CREATING TENANTS BY THE ENTIRETY)

THIS INDENTURE, made this 18th day of April, 2003 between

Barry Preston Smith

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

Barry Preston Smith and wife, Kathleen A. Smith as tenants by the entireties

of Wilson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 and a triangular part of Lot No. 59, on the Map of Madison Heights Subdivision, Section One, of record in Book 1424, Page 6, Register's Office for said County and described as follows:

Beginning at a point in the easterly margin of Florence Avenue at the corner of Lot Nos. 60 and 61; thence, with the line between said lots northeasterly 399.3 feet to a point; thence, with the line between Lot No. 60 and 69 and 70, northerly 109.2 feet to a point; thence, the common corner of Lot Nos. 59 and 60; thence, leaving the line between said lots southwesterly 442.8 feet more or less to a stake in the easterly margin of Florence Avenue, said stake being 20 feet northwesterly from the corner of Lot Nos. 59 and 60; thence, with the margin of Florence Avenue southeasterly 120 feet to the beginning.

Being the same property conveyed to Barry Preston Smith by Deed from J.K. Semuniuk and wife, Connie E. Semeniuk of record in Book 10657, Page 139, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Barry Preston Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry Preston Smith the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of April, 2003.

JERRY M. [illegible]
NOTARY PUBLIC
STATE OF [illegible]

Notary Public

My Commission Expires: 9-25-04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.

Affiant

Sworn to and subscribed before me, this 18th day of April, 2003.

Notary Public

My Commission Expires: 9-25-04

THE ACTION IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. §