# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/03 14:14 2pgs
Fees:13.00 Taxes:292.30

20030509-0062740

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: MAR 25, 2006
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rose M. Smith (NAME) | Countrywide Home Loans (NAME) | MAP 43-5 |
| 730 Delaware Avenue (ADDRESS) | 750 Old Hickory Blvd, # 180 (ADDRESS) | PARCEL 125 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ~~Shawowbrook~~ Shadowbrook Development Company and Phillip Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rose M. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 of the John Davidson Lots, a plat of which is of record in Book 8250, Page 188, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Shawdowbrook Development Company and Phillip Smith by Special Warranty Deed from Federal National Mortgage Association which deed is dated November 26, 2002 and recorded December 4, 2002 as Instrument No. 20021204-149347 in the Register's Office for Davidson County, Tennessee. For previous chain of title: Mary Lee Lutrick purchased subject property in November of 1996. A deed of trust was executed by same party to North American Mortgage Company dated February 5, 2001. Holder of said Deed of Trust foreclosed on August 22, 2002 after default had occurred resulting in a Trustee's deed vesting title to subject property in the name of Mortgage Electronic Registration Systems, Inc.as nominee for its successors and/or assigns which Trustee's Deed was on recorded December 4, 2002. Mortgage Electronic Registration Systems, Inc. conveyed subject property to Federal National Mortgage Association by Special Warranty Deed recorded on December 4, 2002. Federal National Mortgage Association conveyed subject property to Shawdowbrook Development and Phillip Smith, a one-half interest each which deed is recorded on December 4, 2002 and is also shown above.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF JOHN DAVIDSON LOTS OF RECORD IN BOOK 8250, PAGE 188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO SEWER EASEMENT OF RECORD IN BOOK 4758, PAGE 88, SAID REGISTER'S OFFICE.

This is unimproved ( ) improved (X) property, known as 730 Delaware Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 8th day of May, 2003

President

~~Shawowbrook~~ Shadowbrook Development Company

Phillip Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Smith

the bargainor s, 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 Madison, Tennessee, this 8th day of May 2003

Commission expires March 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority a Notary Public within and for the State and County aforesaid, personally appeared Mark Johnson and with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and respectively of the Shadowbrook Development Company, Inc. the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Mark Johnson as such President, and

Witness my hand and official seal at office at Madison, Tennessee on this the 8th day of May, 2003.

My commission expires 3/25/06

Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006