03

Realty Title 48-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Kathleen Carna
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of May, 2003.

Notary Public

My Commission Expires: 3/14/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/15/03 09:40 2pgs
Fees:13.00 Taxes:632.70
20030515-0066333

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melissa A. Smith and Scott D. Ramming
305 Lynn Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
147-020-044.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **G. Todd Smith and wife, P. Grace Smith,** hereinafter referred to as Grantors, hereby transfers and conveys to **Melissa A. Smith, unmarried, and Scott D. Ramming, unmarried, as tenants in common with rights of survivorship,** hereinafter referred to as 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. 366 on the Plan of Caldwell Hall, Section III, of record in Book 2900, Page 131, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to G. Todd Smith and wife, P. Grace Smith by Warranty Deed from Glenn D. Anderson and wife, Melissa D. Anderson, of record in Book 10439, Page 937, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7571, page 581, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 305 Lynn Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 8th day of May, 2003.

G. Todd Smith

P. Grace 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 G. Todd Smith and P. Grace Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2003.

Notary Public

My Commission Expires: 11/2/05

KATHOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY