PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/31/03 10:05 3pgs
Fees:18.00 Taxes:185.00



20030531-0073695

WARRANTY DEED

THIS INDENTURE is made and entered into this 16TH day of May, 2003, by and between CLAY ANDERSON, A SINGLE PERSON, hereinafter called Grantor, and KEITH R. SMITH and TAMMY L. SMITH, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CLAY ANDERSON, A SINGLE PERSON, Grantor, does hereby bargain, sell, transfer and convey unto KEITH R. SMITH and TAMMY L. SMITH, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 143 LANIER DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Clay Anderson

CLAY ANDERSON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CLAY ANDERSON, A SINGLE PERSON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of May, 2003.

Notary Public

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

KEITH R. SMITH and TAMMY L. SMITH, HUSBAND AND WIFE

143 LANIER DRIVE
MADISON, TN 37115

Property Address:

143 LANIER DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-14, PARCEL 117

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$50,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **May, 2003.**

Notary Public

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land near Nashville in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 8, all of Lot No. 9 and the northerly 35 feet of Lot No. 10, on the unrecorded map of Margaret L. Dickenson's Subdivision and described as follows:

Beginning at a point in the easterly margin of Lanier Drive, 25 feet South of the corner of Lots No. 7 and 8; thence easterly parallel to the line between said Lots, 224.8 feet to a point; thence southerly 110 feet to a point; thence westerly 228.4 feet more or less, to the easterly margin of Lanier Drive; thence with the margin of same, northerly 110 feet to the beginning.

Being the same property conveyed to Mattie L. Anderson, a single person and Clay Anderson, a single person, as joint tenants with right of survivorshop by Warranty Deed from Gail Hagewood Adams, of record in Book 7616, apge 852, Register's Office for Davidson County, Tennessee. The said Mattie L. Anderson having since died on February 22, 1999, said property vests soley in Clay Anderson, the surviving joint tenant and Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 43-14, PARCEL 117).

2. Unrecorded easements for roads and utilities, if any.