Davidson County DEEDWARR
Recvd: 06/03/03 15:58 2pgs
Fees:13.00 Taxes:727.90

20030603-0075687

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Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $196,730.00

Return to:
HIX & GRAY, PLC
1620 AMSOUTH CENTER
315 DEADERICK STREET
NASHVILLE, TN 37238

M. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Natasha Bilbrey
Affiant

Subscribed and sworn to before me, this 29 day of May 2003.

Notary Public
My commission expires: 1/14/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph C. Smolira 7917 Highway 100 Nashville TN 37221	SouthTrust Mortgage Corp. 210 Wildwood Parkway, Ste 100 Birmingham, AL 35209	156-10-0/1.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert E. Ferguson and wife Cynda Ferguson hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joseph C. Smolira an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of a Resubdivision of Lot 1 Harpeth River Estates Section 1 as of record in Book 5190 page100 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property to Robert E. Ferguson and wife Cynda Ferguson by deed from Cyrus Browning and wife Catherine R. Browning of record in Book 8355 page 145 Register's Office for Williamson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) Restrictions of record in Book 4745 page 492, Register's Office for Davidson County, Tennessee 4) All matters appearing on plan of Resubdivision of Lot 1 Harpeth River Estate Section 1 of record in Book 5190 Page 100, Register's Office for Davidson County, Tennessee 5) Agreement for Dedication of Public Utility Easement of record in Book 11744 page 732

This property is improved property known as 7917 Highway 100, Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29th day of May, 2003.

Robert E. Ferguson

Cynda Ferguson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Ferguson and Cynda Ferguson, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 29th day of May, 2003.

Notary Public

My Commission expires: 4/21/07

FILE NO: 03893

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.