Davidson County DEEDWARR
Recvd: 06/10/03 13:36 2pgs
Fees:13.00 Taxes:629.00
20030610-0079977

File Box 8

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Jennifer McDowell
Affiant

Subscribed and sworn to before me, this 6th day of June, 2003.

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEN.

Notary Public
My commission expires:

My Commission Expires JAN. 31, 2004

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rachel B. Allensworth 735 Harpeth Bend Drive Nashville TN 37221	Wells Fargo Home Mortgage 4456 Corporation Lane Virginia Beach, VA 23462	156-02-0045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Norton R. Smith, III, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rachel B. Allensworth and spouse, Robert B. Allensworth, III, hereinafter called the Grantees, their successors 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. 375 on the Plan of Harpeth Valley Park, Section 3, of record in Book 4175, Page 15, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Norton R. Smith, III, by deed from Lynda K. Downing, a single person, of record in Book 9486, Page 333, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, Page 15, said Register's Office, which Plan shows a 30 foot minimum building setback line from Harpeth Bend Drive, and 10 foot easement for public utility purposes along the rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 3857, Page 858, and Book 4237, Page 179, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This property is improved property known as 735 Harpeth Bend Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of June, 2003.

Norton R. Smith, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Norton R. Smith, III, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of June, 2003.

Notary Public

My Commission expires 03/14/05