THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20884**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Patricia Green Affiant Subscribed and sworn to before me, this 6th day of JUNE, 2003. Notary Public My Commission Expires: 9-2-04

Davidson County DEEDWARR
Recvd: 06/18/03 09:16 2pgs
Fees:13.00 Taxes:666.00
20030618-0083836

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Matthew L. Bilodeau 8173 Settlers Way Nashville, TN 37221	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 126-15-A PAR 169.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEPHEN M. SMITH, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MATTHEW L. BILODEAU AND WIFE, TRACY R. BILODEAU ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8173 Settlers Way, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of JUNE, 2003.

Stephen M. Smith
STEPHEN M. SMITH

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEPHEN M. SMITH, 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, at office, this 6 day of JUNE, 2003.

My Commission Expires: 6-11-05

Stephen M. Smith
Notary Public

ALISHA COLEMAN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-11-05

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section Three, Boone Trace at Biltmore, as of record in Plat Book 9700, pages 758 and 759, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen M. Smith by deed from Mel Mel Martinez, Secretary of Housing and Urban Development of record in Book Instrument No. 20021025-0130704, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7265, page 657 and Instrument No. 20010717-0075902; (3) Easements of record in Book 756, page 142, Book 892, page 62; and (4) All matters appearing on the Plan of record in Plat Book 9700, pages 758 and 759 and Plat Book 6900, page 470, said Register's Office.