File #200330202

SHEILA K. REBURN
Notary
At
Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,706.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 6-18-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick Smart and Christina Smart	Countrywide Home Loans	Map: 182-6-A-54.00CO
(NAME) 7826 Rainey Drive	(NAME) 750 Old Hickory Blvd., Ste 180	
(ADDRESS) Antioch TN 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, THOROUGHBRED CONSTRUCTION, LLC A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto NICK SMART AND WIFE, CHRISTINA SMART, hereinafter called the 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 all of Lot No. 54, on the Plan of Old Hickory Hills, Section One, as shown by plat appearing of record in Instrument Number 20011023-0115382, as amended in Instrument Number 20020213-0018960 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Thoroughbred Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated November 20. 2001, and of record in Instrument Number 20011127-0128909, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20020116-0006750; Charter of Old Hickory Hills Homeowners' Association of record in Instrument Number 20020123-0009417; Storm Water Detention Agreement of record in Instrument Number 20010306-0021333; Sanitary Sewer Easement of record in Instrument Number 20001030-0107214; Easement granted to United Telephone Company of record in Instrument Number 20020123-0009339; and, any and all matters as shown on plat of record in Plat Book 20011023-0115382, as amended in Instrument Number 20020213-0018960; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 7826 Rainey Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantor covenants with the said GRANTEES that it is 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, 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 our hands this 13th day of June, 2003.

Davidson County DEEDWARR
Recvd: 06/19/03 11:58 2pgs
Fees:13.00 Taxes:442.91
20030619-0084820

Thoroughbred Construction, LLC a Tennessee Limited Liability Company

BY:

Steve M. Knox, Member

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared STEVEN M. KNOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Thoroghbred Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 13th day of June, 2003.

Sheila K. Reburn

Notary Public

SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY, TN

My Commission Expires: 6-18-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167