Davidson County DEEDWARR
Recvd: 06/30/03 09:16 2pgs
Fees:13.00 Taxes:684.50

20030630-0089773

RECORD & RETURN TO:

WARRANTY DEED

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF JUNE, 2003.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19568SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Harold T. Smith Kimberly A. Smith 801 Alder Road Nashville, TN 37220	New Owner	132-14-86

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alder Gate Development, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto Harold T. Smith and wife, Kimberley A. Smith, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the Final Plat of Alder Gate, as of record as Instrument No. 20020307-0029056, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Alder Gate Development, Inc., a Tennessee corporation, by deed from Robert L. Bibb, Jr., married, of record as Instrument No. 20010823-0090917, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plan of record as Instrument No. 20020307-0029056, Register's Office for Davidson County, Tennessee.
3. Any garage erected on subject property, attached or unattached, shall not at any time be used as a temporary or permanent residence or living area of any kind, which said restriction shall run with the land.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is unimproved property known as Lot 3, Alder Gate, 801 Alder Drive, Nashville, TN 37220.

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 does covenant with the said GRANTEES that its 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 GRANTOR does further covenant and bind itself, its successors and/or 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 26th day of June, 2003.

Alder Gate Development, Inc.,
a Tennessee corporation:

By: Peggy A. Krebs, President
Peggy A. Krebs, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, Peggy A. Krebs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of Alder Gate Development, Inc., the maker and is authorized by the corporation, to execute this instrument on behalf of the corporation in her capacity as President.

WITNESS my hand and seal of office in Nashville, Tennessee, this 26th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE N. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires
January 29, 2005