FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 20 03

Notary Public

MY COMMISSION EXPIRES: January 27, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas R. Smith (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP #133-6
747 A Winthorne Drive (ADDRESS)	201 4th Ave. N.; 7th Floor (ADDRESS)	PARCEL #129
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, D. Dewayne Breeding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas R. Smith, unmarried

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:

BEING Lot No. 9, on the Plan of Patterson Gardens, of record in Book 2083, Page 114, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEGINNING on the easterly margin of Sabre Drive at the corner of Lot Nos. 9 and 10; thence with the line between said lots, eastwardly 105.60 feet to the corner of Lots Nos. 8, 9 and 10; thence with the line between Lots Nos. 8 and 9, southeastwardly 84.15 feet to the northerly margin of Hewlett Drive; thence with same, westwardly 103.74 feet to the beginning of a curve; thence around said curve, northwestwardly 39.27 feet to the easterly margin of Sabre Drive, thence with the same, northwardly 73 feet to the beginning.

BEING the same property conveyed to D. Dewayne Breeding by deed from Sang Chik Yi and wife, Vong Cha Yi, of record in Book 9471, Page 217, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2300, Page 443, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record

CONTINUED

unimproved ( )
This is improved (X) property, known as 3500 Hewlett Drive, Nashville, TN 37211
(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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 27th day of June 20 03

D. Dewayne Breeding

Davidson County DEEDWARR
Recvd: 06/30/03 13:47 2pgs
Fees:13.00 Taxes:331.15

20030630-0090031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Dewayne Breeding

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 27th day of June 20 03.

Commission expires January 27, 2007

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

in Plat Book 2083, Page 114, said Register's Office.