(1)

Realty Title
48-A

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Joseph E. Smith
2012 Argo Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
1st Trust Bank for Savings
P.O. Box 17257
Memphis, TN 38187-0257

MAP	**172-15**
GROUP	**A**
PARCEL	**216.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Rafael A. Duchesne, Jr., unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Joseph E. Smith and wife, Ruth S. Smith**, hereinafter called the "GRANTEES", its 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. 165 on the Plan of Holt Woods, Section Eleven, of record in Plat Book 9700, page 408, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Rafael A. Duchesne, Jr., unmarried by deed from Claridge Builders Co., Inc. of record in Book 11573, page 96, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 2012 Argo Lane, Nashville, Tennessee 37211.

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 covenants with the said "GRANTEES" that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 07/08/03 08:47 2pgs
Fees:13.00 Taxes:625.30
20030708-0093353

WITNESS my hand this the 27th day of June, 2003.

Rafael A. Duchesne, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rafael A. Duchesne, Jr., unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of June, 2003.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI * NOTARY PUBLIC * DAVIDSON COUNTY

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $169,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of June, 2003.

NOTARY PUBLIC

MARY JANE HARDEN NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.

My Commission Expires:

My Commission Expires
October 19, 2004