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

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Brentwood, TN 37027

ADDRESS NEW OWNER:
Leslie C. Smelser
457 Rochelle Drive
Nashville, TN 37220

SEND TAX BILL TO:
Owner

MAP **162**
GROUP **4**
PARCEL **1.00**

MORTGAGEE:

NONE

Davidson County DEEDWARR
Recvd: 07/08/03 09:26 2pgs
Fees:13.00 Taxes:18.50
20030708-0093417

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, **Thelma W. Clark** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Leslie C. Smelser**, 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 beginning at a point in the center line of Mill Creek Valley Pike, the northeast corner of the property in question and being the northwest corner of the property belonging to the Methodist Church; thence along the center of Mill Creek Valley Pike, North 69 degrees West 69.25 feet, more or less, to the northeast corner of the property conveyed to Margaret Ann Giles by deed from Sam B. Simpson and wife of record in Book 1312, page 144, Register's Office for said county; thence along Giles east line South 20 degrees west to the center of Mill Creek; thence down said Creek to the southwest corner of the Methodist Church Lot; thence with the same, North 20 degrees east to the beginning.
>
> Being part of the same property (Tract VIII) conveyed to Thelma W. Clark by deed from Mary Ann Wisener of record in Book 7436, Page 310, 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 unimproved property known as 2403 Antioch Pike, Antioch, Tennessee 37013.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors 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.

WITNESS my hands this the 26th day of June, 2003.

Thelma W. Clark

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thelma W. Clark**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of June, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $5,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of June, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04