THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** BOX 50-B PREPARED BY: **Record & Return To:** BANKERS TITLE & ESCROW CORP. **File Box 9B:** 3310 WEST END AVE. **First Title & Escrow Co., Inc.** NASHVILLE, TN 37203 **FTEC File No. 21245-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $298,000.00. Affiant RETURN TO: Subscribed and sworn to before me, this 22nd day of July, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: ~~Ruth Raines~~ TRS of Tennessee, Inc. 6313 Chickering Woods Drive Nashville, TN 37215	**Send Tax Bills To:** Franklin National Bank 230 Public Square Franklin, TN 37064	**Tax Information:** My Commission Expires Map No. 158-09-0-A Parcel No. 023

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Howard A. Smith, married,**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **~~Ruth Raines, unmarried~~*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*TRS of Tennessee, Inc.

Elaine Goleski, spouse of Howard A. Smith, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Howard A. Smith.

This is improved property located at 6313 Chickering Woods Drive, Nashville, Tennessee, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 22, 2003.

Howard A. Smith

Elaine Goleski

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Howard Smith** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2003.

Notary Public

My Commission Expires:

OR

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Davidson County DEEDWARR
Recvd: 07/25/03 09:32 3pgs
Fees:18.00 Taxes:1102.60

20030725-0104124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elaine Goleski, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness, my hand, at office, this 22nd day of July, 2003.

Mary Esther Champion
Notary Public

My Commission Expires: 10-26-05

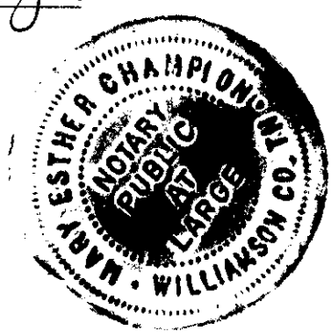


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 12A, together with the appurtenant interest in the common elements of Chickering Woods, a horizontal property regime established by Master Deed and By-Laws of record in Book 6521, page 647 amended in Book 6912, page 132, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 12 on the Plan of Chickering Woods of record in Plat Book 6250, page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard A. Smith, a single person by deed dated May 31, 1994 from Charles Lewter and spouse, Suzanne Lewter of record in Book 9368, page 973, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record in Book 6521, page 647, amended in Book 6912, page 148;
3) By-Laws of Chickering Woods of record in Book 11395, page 823;
4) Charter of record in Book 6860, page 41
5) All matters appearing on the Plan of record in Book 6250, page 380, Register's Office for Davidson County, Tennessee.