Davidson County DEEDWARR
Recvd: 07/28/03 08:26 2pgs
Fees:13.00 Taxes:1369.00
20030728-0104597

This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Leland J. Lancaster, Jr. and wife, Michelle F. Lancaster 711 Hill Road Brentwood, Tennessee 37027	SAME	160-00 0027.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

AFFIANT

Sworn to and subscribed before me
this 21st day of July, 2003.

NOTARY PUBLIC

DOUGLAS S. HALE COMMISSION EXP. Notary Public At Large 02-05-2004 WILLIAMSON COUNTY, TN

My Commission Expires:

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **ALVIN K. SMITH, II and wife, NOEL K. SMITH,** hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **LELAND J. LANCASTER, JR. and wife, MICHELLE F. LANCASTER,** hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of First Amendment of May Lands Subdivision, recorded in Instrument No. 20010827-0092092, 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 Alvin K. Smith, II and wife, Noel K. Smith, by deed from Mary Jane Cochran, (formerly known as Mary Jane C. Crowson), unmarried, of record in Instrument No. 200006210061850, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs 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, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 160-00 0027.00.

2. All matters appearing on the Plan of First Amendment of May Lands Subdivision, recorded in Instrument No. 20010827-0092092, Register's Office for Davidson County, Tennessee.

3. Easement for Public Utilities, Ingress and Egress, of record in Instrument No. 200209090108918, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4952, page 178, said Register's Office.

5. Grant of Easement and Right-of-Way, of record in Book 2595, page 563, said Register's Office.

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, their heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 711 Hill Road, Brentwood, Tennessee 37027.

WITNESS our hands this 21st day of July, 2003 in Franklin, Tennessee.

Alvin K. Smith, II

Noel K. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Alvin K. Smith, II and wife, Noel K. Smith, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of July, 2003, in Franklin, Tennessee.

Notary Public

My Commission Expires: _____

DOUGLAS S. HALE
COMMISSION EXP.
Notary Public At Large
02-05-2006
WILLIAMSON COUNTY, TN