Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Barbara Gardner
Affiant

Subscribed and sworn to before me, this 18th day of July 2003.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Laura Hamlin Digan 325 S.W. 16th Street Boca Raton, FL 33432	Same	19-165.00-021.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged The Irby Morgan Smith, Jr., Living Trust, Ronnie Lee Jones, Successor Trustee and The Opal Frances Smith Living Trust, Opal Frances Smith, Trustee hereinafter referred to as Grantor(s), have bargained and sold, and do hereby tranefer and convey to Laura Hamlin Digan a married person hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd formerly 3rd Civil District of Davidson County, Tennessee being known as Lots No. 2 and 3 on the Map of the Lands of Harry Warnich and described according to a copy of a survey thereof made April 26, 1948 by Watkins & Murray Surveyor as follows:

Beginning at a point in the center line of Old Hickory Boulevard at the common corner of Lots Nos. 1 and 2; thence with the line between said lots, north 45 deg. 30' east 200 feet to an iron pin; thence north 38 deg. east 200 feet to an iron poin at the corner of Lots 3 and 4; thence with the line between said lots, south 45 deg. 30' east 204 feet to a point in the center line of Old Hickory Boulevard; thence witht he center line of same, south 39 deg. 15' west 100 feet and continuing with the center line of said Boulevard south 38 deg. west 100 feet to the beginning.

Being the same property conveyed to Irby Morgan Smith, Jr. and Opal Frances Smith Trustees of the Irby Morgan Smith, Jr. and Opal Frances Smith Living Trust (under living trust agreement dated January 28, 1998) by deed from Irby Morgan Smith, Jr. and wife Opal Frances Smith of record in Book 10822 page 667 Register's Office for Davidson County, Tennessee

LEGAL DESCRIPTION OBTAINED FROM PRIOR DEED

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) Title to that portion of the insured property which lies within the bounds of Old Hickory Blvd/ LaVergne Couchville Pike 3) All matters appearing on survey prepared by Gaylon W. Northcutt dated December 12, 2001

This property is improved property known as 4034 Lavergne Couchville 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in

Davidson County DEEDWARR
Recvd: 07/28/03 09:14 3pgs
Fees:18.00 Taxes:129.50

20030728-0104691

fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 14th day of July, 2003.

The Irby Morgan Smith, Jr., Living Trust

BY: _____
Ronnie Lee Jones, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Ronnie Lee Jones with whom I am personally acquainted, and who acknowledged himself to be the Successor Trustee of The Irby Morgan Smith, Jr. Living Trust the within named bargainor, and as such Successor Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Irby Morgan Smith, Jr. Living Trust

Witness my hand, at office, this 14 day of July 2003.

_____
Notary Public

My Commission expires:_____

FILE NO: 03457

MY COMMISSION EXPIRES: MAY 01, 2006

ELIZABETH F. BOND
NOTARY PUBLIC AT LARGE
SHELBY CO., TENN.

The Opal Frances Smith, Living Trust

BY: Opal Frances Smith

Opal Frances Smith, Trustee

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Opal Frances Smith with whom I am personally acquainted, and who acknowledged himself to be the Trustee of The Opal Framces Smith Living Trust the within named bargainor, and as such Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Opal Frances Smith Living Trust

Witness my hand, at office, this 14 day of July 2003.

Melody Lewis

Notary Public

My Commission expires: April 18, 2005

MELODY LEWIS NOTARY PUBLIC AT LARGE DICKSON COUNTY