This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
332 Cedarcreek Drive
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 25th of July, 2003.

Notary Public
My commission expires:

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

Davidson County DEEDWARR
Recvd: 07/29/03 11:15 2pgs
Fees:13.00 Taxes:1850.00
20030729-0106395

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher R. Smith 3523 Richland Avenue Nashville, TN 37205	Owner	104-09-0-151

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Reuben M. Smith and Jane Smith, Husband and Wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher R. Smith and Elizabeth H. Smith, Husband and Wife, as Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 58, Block 3, Division "A", on the Plan of Richland Realty Company's Subdivision, of record in Plat Book 161, Page 151, Register's Office of Davidson County, Tennessee.

SAID part of said Lot No. 58 fronts 50 feet on the southerly side of Richland Avenue and runs back between lines 200 feet to a dead line in the rear on which it measures 56 feet.

Being the same property conveyed to REUBEN M. SMITH by deed of record in Book 8644, Page 169, and further conveyed to REUBEN M. SMITH AND JANE SMITH by Quitclaim Deed of record in Book 9150, Page 658, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 3523 Richland Avenue, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25th of July, 2003.

Reuben M. Smith

Jane Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Reuben M. Smith and Jane Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th of July, 2003.

My commission expires:

Notary Public

