PREPARED BY:
Bill Hodde (#2268)
305 Rivergate Park Office Building
1994 Gallatin Road, North
Madison, TN 37115(615) 859-5588

Davidson County DEEDWARR
Recvd: 08/05/03 09:22 2pgs
Fees:13.00 Taxes:175.86
20030805-0110655

WARRANTY DEED

For and in Consideration of the sum of ten ($10.00) dollars and other valuable consideration receipt of all of which is hereby acknowledged,

We, the Heirs at law of FARRIS C. SMITH, namely, VANTRECE BIRKLA (an unmarried female), RONALD W. SMITH (joined by his wife, BETTY J. SMITH), RICHARD RUSSELL (joined by his wife, TINA RUSSELL) and BRENDA RUSSELL (an unmarried female) have bargained and sold and by these presents to transfer and convey unto the said MARSHA RENE MINCHEY, her heirs and assigns in fee simple and absolutely a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

* 200 30707-0093008 (07 July 03, Affadavit of Inheritance)

Being Lot No. 18 of Block "C" on the Map of Subdivision No. 3, of Life & Casualty Insurance Company at Old Hickory, Tennessee, as of record in Book 974, page 11, Register's Office for said County.

Said Lot No. 18 fronts 60 feet on the northeasterly side of Becker Avenue and runs back between parallel lines 175 feet to a dead line.

The above described property is the same property transferred from FRANCES CORLEY COLQUITT, et al. to FARRIS SMITH by Warranty Deed of record in Notebook 93, page 393, Deed Book 2923, page 87 and recorded on or about the 30th day of June, 1959.

To Have and to Hold the said tract or parcel of land , with the appurtenances, estate, title and interest and all improvements thereon belonging to the said MARSHA RENE MINCHEY, her heirs and assigns forever.

We do covenant and guarantee to the said MARSHA RENE MINCHEY that we are the lawful owners and are lawfully seized and possessed of said land in fee simple and absolutely and have good right, title and interest to convey said property, and that the same is unencumbered except for those property taxes of record which have not been paid for the year 2003 because they are not yet due.

We, VANTRECE BIRKLA (an unmarried female), RONALD W. SMITH (joined by his wife, BETTY J. SMITH), RICHARD RUSSELL (joined by his wife, TINA RUSSELL) and BRENDA RUSSELL (an unmarried female) do hereby covenant and bind ourselves, our heirs and our personal representatives, to warrant and defend the title of said land forever to the said

MARSHA RENE MINCHEY her heirs and assigns, against any and all lawful claims of any person whom soever.

Vantrece Birkla
VANTRECE BIRKLA (an unmarried female)

Ronald W. Smith
RONALD W. SMITH

Betty J. Smith
BETTY J. SMITH

Richard Russell
RICHARD RUSSELL

Tina Russell
TINA RUSSELL

Brenda Russell
BRENDA RUSSELL (an unmarried female)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bill Hodde a Notary Public in and for said County and State, the within named **VANTRECE BIRKLA (an unmarried female), RONALD W. SMITH, (joined by wife, BETTY J. SMITH), RICHARD RUSSELL (joined by his wife, TINA RUSSELL) and BRENDA RUSSELL (an unmarried female)** the bargainers, with whom I am personally acquainted, and who acknowledged that they each executed the within named instrument for the purposes therein contained. Witness my hand and official seal at Madison, Davidson County, Tennessee 37115, this 4 day of August, 2003.

NOTARY PUBLIC
Bill Hodde
NOTARY PUBLIC

My Commission Expires: November 29, 2003

Address New Owner(s) as follows:

MARSHA RENE MINCHEY
123 BECKER AVENUE
OLD HICKORY, TN 37138

Send Tax Bills to:

SAME

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater, for this transfer is $ 47531.50

Marsha R. Minchey
Affiant

Subscribed and sworn to before me, this the 4 day of August, 2003.

Bill Hodde
Notary Public

My commission expires: 11-29-03