WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT 25, 20[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Patti B. Bohner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2003

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Bornstein (NAME)	SAME (NAME)	MAP 030
5160 Whites Creek Pike (ADDRESS)	(ADDRESS)	PARCEL 134
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael E. Smith and Janice Smith and Christopher S. Smith and Angela Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Bornstein, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 2 on the Plan of Vernon Gurley Subdivision, of record in Plat Book 5210, Page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Michael E. Smith and Christopher S. Smith by Warranty Deed from Christopher S. Smith of record by Instrument No. 200008140079952, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Michael E. Smith executed on behalf of Christopher S. Smith, Angela Smith and Janice Smith, pursuant to the Powers of Attorney being recorded at Instrument Nos. 200309020126831, 200309020126832 ✓ 200309020126833 Register's Office for Davidson County, TN

Davidson County DEEDWARR
Recvd: 09/02/03 15:20 2pgs
Fees:13.00 Taxes:407.00

20030902-0126834

unimproved ( )
This is improved (X) property, known as 5160 Whites Creek Pike, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, 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. 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 our hand s this 14th day of August, 2003

Michael E. Smith
Janice Smith
By: Janice Smith
Michael E. Smith, Attorney-in-fact
Michael E. Smith

Christopher S. Smith
Christopher S. Smith
By: Michael E. Smith
Michael E. Smith, Attorney-in-fact
Angela Smith
By: Angela Smith
Michael E. Smith, Attorney-in-fact
Michael E. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of AUGUST, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL E. SMITH , to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of CHRISTOPHER S. SMITH, JANICE SMITH AND ANGELA SMITH, as THEIR attorney in fact, being authorized so to do, and acknowledged that he executed the same as the free act and deed of the said CHRISTOPHER S. SMITH, JANICE SMITH AND ANGELA SMITH.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of August, 2003

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL E. SMITH, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14TH of August, 2003.

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003