File #200350734

Davidson County DEEDWARR
Recvd: 09/18/03 10:00 2pgs
Fees:13.00 Taxes:499.50

20030918-0138016

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/29/06 (AFFIX SEAL)

THOMAS I. BOTTS NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Kress and Stephanie L. Kress	Home Loan Corporation	Map 176-5-B
(NAME) 6225 Rocky Top Drive	(NAME) 12200 E. Iliff Ave. # 104	Parcel 138.00
(ADDRESS) Antioch TN 37013	(ADDRESS) Aurora CO 80014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 of which is hereby acknowledged, **STEVEN P. SMITHERMAN AND SHELLY J. SMITHERMAN, MARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LARRY KRESS AND STEPHANIE L. KRESS, HUSBAND AND WIFE**, 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 all of Lot No. 236, on the Plan of Hickory Woods Estates, Section 'C', as shown by plat appearing of record in Plat Book 6900, Pages 885-887, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Steven P. Smitherman and Shelly J. Smitherman, married, by Warranty Deed of record in Book 11090, Page 527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 7857, Page 94, re-recorded of record in Book 7876, Page 75, amended of record in Book 9678, Page 187 and Book 11180, Page 802; By-Laws of record in Book 9678, Page 213, amended in Instrument No. 20001207-0120450; Homeowners' Association of record in Book 9680, Page 319; Rules and Regulations of record in Instrument No. 20010614-0062709 and Instrument No. 20011015-0111957; Hickory Woods Estates Homeowners' Association Architectural Review Committee of record in Instrument No. 20010614-0062710; Quitclaim Deed to Homeowners' Association for open space of record in Book 9786, Page 923 and, any and all matters shown on plat of record in Plat Book 6900, Page 885-887; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 6225 Rocky Top Drive, Antioch, TN 37013
(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 Grantors 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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.

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 hands this 12th day of September, 2003.

Steven P. Smitherman

Shelly J. Smitherman

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Steven P. Smitherman and Shelly J. Smitherman, married who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of September, 2003.

Notary Public

My Commission Expires: 10/25/03

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076