THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way Suite 120
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September 2003
Notary Public
MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judson Smith	Judson Smith	MAP 103-3
(NAME)	(NAME)	
4909 Dakota Avenue	4909 Dakota Avenue	PARCEL 120
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN. 37209	
(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, Susan M. Gayer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judson Smith, a single man

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 the westerly 40 feet of Lot no. 810 and the easterly 10 feet of Lot No. 812, of Block No. 37 on the Plan of Charlotte Park Company's First Addition, as of record in Plan Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:

Said Westerly 40 feet of Lot No. 810 and said easterly 10 feet of Lot No. 812, join and front together 50 feet on the southerly side of Dakota Avenue, formerly 4th Avenue, and extend back southerly between parallel lines, 150 to an alley.

Being the same property conveyed to Susan M. Gayer by deed from David M. Powell, married, of record as Instrument No. 20010802-0082061, said Register's Office.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57, page 103, said Register's Office.

Davidson County DEEDWARR
Recvd: 09/24/03 08:07 2pgs
Fees:13.00 Taxes:697.45
20030924-0140982

unimproved ( )
This is improved (X) property, known as 4909 Dakota Avenue, Nashville, TN 37209
(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 my hand this 14th day of August 2003

Susan M. Gayer
Susan M. Gayer

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 SUSAN M. GAYER, A SINGLE WOMAN

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and seal at NASHVILLE TENNESSEE, this 14th day of AUGUST, 2003.

Carole L. Dahlinger
Notary Public
CAROLE L. DAHLINGER

My Commission Expires: July 21, 2007

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and seal at _____, _____, this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:_____