THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21829-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, 30th day of September, 2003. Notary Public My Commission Expires: ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires November 29, 2003

WARRANTY DEED

Address New Owner: Angelina J. Perez 7708 Porter House Dr. Nashville, TN 37211	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.173-09-0-A Parcel No. 068.00 C0

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Don B. Smithson dba Don B. Smithson Construction,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angelina J. Perez, a single person,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 7708 Porter House Dr., Nashville, TN, 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2003.

Don B. Smithson

Davidson County DEEDWARR
Recvd: 10/03/03 13:05 2pgs
Fees:13.00 Taxes:573.50
20031003-0146464

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Don B. Smithson**, 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, at office, this 30th day of September, 2003.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Revision One Section Two Lenox Village as of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Don B. Smithson dba Don B. Smithson Construction by deed dated January 17, 2003 from Lenox Village I, LLC, a Tennessee limited liability company of record in Instrument No. 20030121-0008500, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) 2003 County Taxes, which have been paid by the Grantor and prorated by the parties;
(2) Restrictions of record in Instrument No. 20020315-0032826 as supplemented in Instrument No. 20021226-0158458, Instrument No. 20020315-0032825 as supplemented in Instrument No. 20021226-0158459;
(3) Easements of record in Instrument No. 20011129-0130322, Instrument No. 20010103-0000902 corrected in Instrument No. 20010822-0090889;
(4) All matters appearing on the Plan of record in Instrument No. 20020731-0091872, said Register's Office.