This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/22/03 09:15 2pgs
Fees:13.00 Taxes:135.05
20031022-0155812

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Melvin J. Smith 4634 Clarksville Pike Nashville, TN 37212	same	081-16-0-389.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Victor C. Smith, Jr.**, an unmarried man, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Melvin J. Smith,** an unmarried man, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being the easterly half of the Lot No. 150 in D. T. McGavock's First Addition to Nashville, a plan of which is of record in Book 10, page 606 to 609, Register's Office for Davidson County, Tennessee.
>
> Said easterly half of Lot No. 150 fronts 50 feet on the northerly side of Jefferson Street, and runs back between parallel lines 175 feet, more or less, to the southerly margin of Madison Street.
>
> Being the same property conveyed to Victor C. Smith, Jr. by quitclaim deed from Vassie Shannon of record in Instrument No. 20021231-0162561, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of Grantor.

Subject to the following restrictions and conditions:

1. 2003 property taxes are a lien, but not yet due and payable.
2. Any and all visible easements on and across subject property.
3. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

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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.

This improved property is known as: 1010 Jefferson Street, Nashville, TN 37208.

WITNESS MY HAND this 17th day of October, 2003, in Franklin, Tennessee.

VICTOR C. SMITH, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Victor C. Smith, Jr., the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17th day of October, 2003, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 5/19/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $36,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 17th day of October, 2003, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 5/19/07

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