This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 052-06-0
PARCEL: 072.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Tony Jaggers and wife, Dee Ann Jaggers
745 Florence Circle
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 10/23/03 15:37 2pgs
Fees:13.00 Taxes:564.25

20031023-0157081

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2003 between

Barry Preston Smith and wife, Kathleen A. Smith

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

Tony Jaggers and wife, Dee Ann Jaggers

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 and a triangular part of Lot No. 59, on the Map of Madison Heights Subdivision, Section One, of record in Book 1424, Page 6, Register's Office for said County and described as follows:

Beginning at a point in the easterly margin of Florence Avenue at the corner of Lot Nos. 60 and 61; thence, with the line between said lots northeasterly 399.3 feet to a point; thence, with the line between Lot No. 60 and 69 and 70, northerly 109.2 feet to a point; thence, the common corner of Lot Nos. 59 and 60; thence, leaving the line between said lots southwesterly 442.8 feet more or less to a stake in the easterly margin of Florence Avenue, said stake being 20 feet northwesterly from the corner of Lot Nos. 59 and 60; thence, with the margin of Florence Avenue southeasterly 120 feet to the beginning.

Being the same property conveyed to Barry Preston Smith and wife, Kathleen A. Smith, as tenants by the entireties by Warranty Deed dated 4/18/2003 from Barry Preston Smith of record in Instrument Number 20030423-0054368, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Barry Preston Smith

Kathleen A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry Preston Smith and Kathleen A. Smith the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of September, 2003.

Notary

My Commission Expires: 4/30/2005

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $152,500.00.

Affiant

Sworn to and subscribed before me, this 30 day of September, 2003.

Notary Public

My Commission Expires: 4/30/05

NOTARY PUBLIC AT LARGE TENNESSEE