WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/03 16:03 2pgs
Fees:13.00 Taxes:281.20
20031023-0157101

This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Paul Smith Barbara Owen Smith 2931 Selena Drive Nashville, Tennessee 37211	SAME 2733 Sawyer Bend Rd. Franklin, TN 37069	119-14-0 175.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $76,000.00.

Affiant

Sworn to and subscribed before me this the 22nd day of October, 2003.

Notary Public

My Commission Expires: 1/28/2006

JENNIFER REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Claude Michael Frith and John Randall Frith hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Paul Smith, hereinafter referred to as Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot number 8 on the plan of Washburn Heights, Section 2 as of record in Book 1835, page 93, Register's office for Davidson County, Tennessee.

Said lot number 8 front 65 feet on the westerly margin of Selena Drive and extends back between parallel lines 155 feet to a deadline.

Being the same property conveyed to Claude Michael Frith and John Randall Frith

by Quitclaim Deed from the Estate of John A. Frith and of record in Instrument No. 20031023015710D, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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 the said Grantors covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and binds themselves, and their heirs, successors and assigns, 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.

Jacqueline Lee Frith spouse of Claude Michael Frith and Lisa Carol Frith spouse of John Randall Frith hereby join in this deed to convey whatever interest, if any, they possess as the result of being spouse to the respective Grantors.

WITNESS my hand this the 22ND day of October, 2003.

CLAUDE MICHAEL FRITH

JACQUELINE LEE FRITH

JOHN RANDALL FRITH

LISA CAROL FRITH

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 Claude Michael Frith, Jacqueline Lee Frith, John Randall Frith, and Lisa Carol Frith, the 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 Nashville, Tennessee, on this the 22ND day of October, 2003.

Notary Public

My Commission Expires: 1/28/2006

JENNIFER REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

X:\Keene\Frith\Estate\warranty deed.wpd