THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21906-10-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $182,500.00. Affiant Subscribed and sworn to before me, 31st day of October, 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: Gregory A. Smiley Vickie C. Smiley 5705 Murphywood Crossing Antioch, TN 37013	**Send Tax Bills To:** Countrywide Home Loans, Inc. 2021 N. Gallatin Rd. Ste. 292 Madison, TN 37115	**Tax Information:** Map No.164.13 Parcel No. 180.00

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, **Veronica Lynn Stockton Bryant, now known as Veronica Lynn Meeks**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory A. Smiley and wife, Vickie C. Smiley** ("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 **5705 Murphywood Crossing, Antioch, TN, 37013**

David Robert Meeks, husband of Veronica Lynn Meeks, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

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 31st day of October, 2003.

Veronica Lynn Meeks

David Robert Meeks

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Veronica Lynn Meeks and David Robert Meeks**, 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, at office, this 31st day of October, 2003.

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 11/10/03 15:10 2pgs
Fees:13.00 Taxes:675.25

20031110-0164608

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Asheford Crossing Section Three as of record in Plat Book 9700, page 545, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth G. Bryant II, unmarried, and Veronica L. Stockton, unmarried, by deed dated August 26, 1999 from Beazer Homes Corp. d/b/a Phillips Builders of record in Book 11652, page 71, Register's Office for Davidson County, Tennessee. The parties having since married and subsequently divorced. By quitclaim deed of record in Instrument No. 20020828-0103870, Register's Office for Davidson County, Tennessee, Kenneth G. Bryant, II conveyed his interest in subject property to Veronica Lynn Bryant. Veronica L. Stockton, Veronica Lynn Bryant, and Veronica Lynn Meeks are one and the same person.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Declaration of Covenants, Conditions and Restrictions for Asheford Crossing of record in Book 9651, page 900 amended in Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, made applicable in Book 10717, page 97, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
4) Declaration of Restrictive Covenants, Dedication of Easements and Sewer Reimbursement Agreement of record in Book 9336, page 238, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5) By-Laws of Asheford Crossing Homeowners Association, Inc., of record in Book 9651, page 925, Register's Office for Davidson County, Tennessee.
6) Charter of Incorporation of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, page 895, Register's Office for Davidson County, Tennessee.
7) All matters appearing on the Plan of record in Plat Book 9700, page 545, Register's Office for Davidson County, Tennessee.
8) Easement for ingress and egress of record in Book 1224, page 257, Register's Office for Davidson County, Tennessee.