RETURN TO:

AMERICAN ESCROW CO.

PO BOX 1733

HENDERSONVILLE, TN 37077

Davidson County DEEDWARR
Recvd: 12/01/03 13:14 2pgs
Fees:13.00 Taxes:336.70

20031201-0172507

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$91,000.00
|Mary Bernice Smith
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|25th DAY OF November, 2003.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 7-24-07
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Stone and Ross Stone 285 LAWNDALE DR. NASHVILLE, TN 37211	BANK OF AMERICA 1400 BEST PLAZA DR. S101 RICHMOND , VA 23227	Map 119.04 Parcel 18.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mary Bernice Smith, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John Stone, married, and Ross Stone, unmarried,
as joint tenants with rights of survivorship, with the remainder to the survivor in fee

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 39, ON THE PLAN OF GLENCLIFF ESTATES, SECTION 4, NOT OF RECORD DESCRIBED ACCORDING TO A SURVEY MADE BY W.W. TURNER CO., SEPTEMBER 5, 1950 AS FOLLOWS:

BEGINNING ON THE SOUTHERLY SIDE OF WIMPOLE DRIVE AT THE CORNER OF LOTS NOS. 38 AND 39; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHWARDLY 155 FEET TO THE CORNER OF LOTS NOS. 39 AND 40; THENCE WITH THE LINE BETWEEN SAID LOTS EASTWARDLY 135.4 FEET TO THE WESTERLY SIDE OF LAWNDALE DRIVE; THENCE WITH SAID DRIVE NORTHWARDLY 130.6 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 25 FEET TO THE SOUTHERLY LINE OF WIMPOLE DRIVE; THENCE WITH SAID DRIVE WESTWARDLY 110.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY BERNICE SMITH BY DEED FROM CORINNE L. BURTON, DATED MAY 6, 1980, AND OF RECORD IN BOOK 5601, PAGE 392, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in an un-recorded Plan of Glencliff Estates, Section 4, as described according to a survey made by W. W. Turner Co., September 5, 1950.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 286 Lawndale Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand(s) this ~~25th~~ 26th day of November, 2003.

Mary Bernice Smith
Mary Bernice Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary Bernice Smith, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PREPARED BY:
~~PLEASE RETURN TO:~~
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076