RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF Davidson

13687

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Smith	Union Planters Mortgage	75-180
(NAME)	(NAME)	
864 Tulip Grove Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, TN 37076		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Landman, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher J. Smith and wife, Carma H. Smith

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 12/04/03 14:56 3pgs
Fees:18.00 Taxes:628.63
20031204-0174765

This is improved property known as 864 Tulip Grove Road, Hermitage, TN 37076

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 their hand s this 25th day of November, 2003.

Landman, Inc.

Robert E. Earheart, Jr.

13687

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared Robert E. Earheart, Jr. and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the Landman, Inc. the within named bargainor, a corporation, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert E. Earheart, Jr. as such President and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tennessee on this the 25th day of November, 2003.

My commission expires _____

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

File No.: 13687

Exhibit "A"

ATTACHMENT

BEING Lot No. 2 of Brunner's Acre, a plan of which is recorded at Instrument No. 200010020097049, Register's Office, Davidson County, Tennessee, described as follows:
Beginning at a point in the southwesterly margin of Tulip Grove Road, said point being the northeast corner of Lot No. 1 of Brunner's Acre and being the northwest corner of Lot 2, being 42.0 feet from the centerline of Tulip Grove Road; thence along the dedicated R.O.W. of Tulip Grove Road, S 53 deg. 59 min. 38 sec. E a distance of 100.00 feet; thence S 31 deg. 53 min. 54 sec. W a distance of 202.96 feet; thence N 53 deg. 59 min. 38 sec. W a distance of 100.00 feet to the southeast corner of Lot 1; thence along the property line between Lot Nos. 1 and 2, N 31 deg. 53 min. 54 sec. E a distance of 202.96 feet to the point of beginning.

BEING the same property conveyed to Universal Builders, LLC by Warranty Deed from Jude J. Pischke dated November 22, 2002, and recorded at Instrument No. 20021205-0149763, said Register's Office. Unversal Builders, L.L.C. having conveyed its interest to Landman, Inc. by deed of even date being recorded at Instrument No. 20031204-0174763 said Register's Office.