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

MAP: 054-13-0
PARCEL: 012.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Phillip Darrell Smith and wife, Ronalda R. Smith
1116 Rising Sun Court
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 12/17/03 14:46 2pgs
Fees:13.00 Taxes:740.00
20031217-0180082

WARRANTY DEED

THIS INDENTURE, made this 12th day of December, 2003 between

James McInturf, Jr. and wife, Melissa D. McInturf

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

Phillip Darrell Smith and wife, Ronalda R. Smith

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 the Westerly part of the Easterly part of Lot No. 17 on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, known as Dupontonia, as of record in Book 843, page 56, Register's Office for said County, and described as follows:

Beginning at an iron stake in the Northerly margin of Old Hickory Boulevard, same being the Southwesterly corner of the property conveyed to C.S. Taylor and wife, by deed of record in Book 2083, page 257, Register's Office for said County; thence leaving said margin, North 41 deg. 31' East 270 feet to an iron stake; thence North 48 deg. 29' West 25 feet to an iron stake; thence North 41 deg. 31' East 255 feet to an iron stake; thence South 48 deg. 29' East 115 feet to an iron stake; thence South 41 deg. 31' East 525 feet to an iron stake in the Northerly margin of said Old Hickory Boulevard; thence with said margin, North 48 deg. 29' West 90 feet to the beginning.

This being the same property conveyed to James McInturf, Jr. and wife, Melissa D. McInturf by Warranty Deed dated 02/12/1992 from William H. Holder and wife, Freddie Rose Holder of record in Book 8550, Page 691, Register's Office 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 are to be prorated between the parties and paid at closing, 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.

James McInturf, Jr.

James McInturf, Jr.

Melissa D. McInturf

Melissa D. McInturf

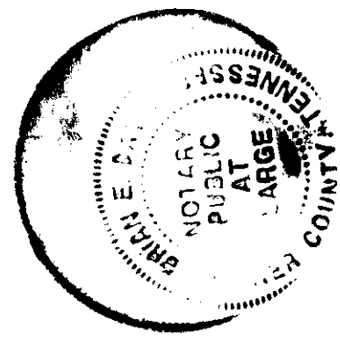
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James McInturf, Jr. and wife, Melissa D. McInturf 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 12TH day of December, 2003.

Notary

My Commission Expires: 12/31/2006



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 $200,000.00.

Phillip Daniel Small

Affiant

Sworn to and subscribed before me, this 12TH day of December, 2003.

Notary Public

My Commission Expires: 12/31/2006

