Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 211,000

Affiant

Subscribed and sworn to before me, this 19 day of December 2003.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My commission expires: 5-17-07

Address of New Owner:	Send Tax Bills to:	Tax Information
John D. Scoutten, II	1st Trust Bank	155-16-0-A/205.00
5660 Traceside Dr.	P.O. Box 17257	
Nashville, TN 37221	Memphis TN 38187	

Davidson County DEEDWARR
Recvd: 12/22/03 11:22 2pgs
Fees:13.00 Taxes:780.70

20031222-0181740

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Rosemarie Smith an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John D. Scoutten, II and E. Blaire Scoutten hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 273 on the Plan of Traceside Section Seven of record in Book 9700 page 423 Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rosemarie Smith by deed from Barton S. Bumpus and wife Dacia H. Bumpus of record in Instrument No. 20030710-0095774 Register's Office for Davidson County, Tennessee and dated 6/30/2003.

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9435 page 493 and amended in Book 9677 page 675 and in any allied instruments(s) referred to in said restrictions. 4) Bylaws for Traceside Homeowners Association of record in Book 9668 Page 899 5) Charter for Traceside Homeowners Association, Inc. of record in Book 9668 Page_ 894 6) All matters appearing on plan of Traceside Section Seven of record in Book 9700 Page 423, Register's Office for Davidson County, Tennessee

This property is improved property known as 5660 Traceside Dr., Nashville, Tennessee 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 12th day of December, 2003.

Rosemarie Smith

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosemarie Smith , the bargainor(s), 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 CARLSBAD, California, this 12th day of December, 2003.

Lydia E Phillips
Notary Public

My Commission expires: Apr 21 2006

LYDIA E. PHILLIPS
Commission # 1352628
Notary Public - California
San Diego County
My Comm. Expires Apr 21, 2006

FILE NO: 04217