WARRANTY DEED

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Charles Ross (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 98
3208 Earhart Road (ADDRESS)	201 4th Ave. N.; 7th Floor (ADDRESS)	PARCEL 130
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, June C. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Charles Ross and wife, Daedre Nell Ross

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 the 4th Civil District of Davidson County, Tennessee more particularly described as follows:

Beginning at a point in the center of Earhart Pike, said point being 210.4' northerly along the centerline of Earhart Pike from the northeast corner of a tract conveyed to Annie Sanders Smith by F. E. Smith, Jr., by deed of record in Book 4051, Page 368, Register's Office for Davidson County, Tennessee; thence N. 4 deg. 53' E along the center of Earhart Pike for a distance of 210.4'; thence N 86 deg. 16' W 638.2' to an iron pin; thence S 3 deg. 44' W 210.0' to an iron pin; thence S 86 deg. 16' E 634.1' to the point of beginning, containing 3.05 acres, more or less.

BEING the same property conveyed to Edward E. Smith and wife, June C. Smith by deed from F. E. Smith, Jr. and wife, Annie Sanders Smith, of record in Book 4826, Page 385, dated June 19, 1974, Register's Office for said County. The said Edward E. Smith now being deceased.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors; and (2) Water Line Easement of record in Book 11702, Page 174, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3208 Earhart Road, Hermitage, TN 37076
(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 this 19th day of December, 20 03

June C. Smith

June C. Smith

Davidson County DEEDWARR
Recvd: 12/22/03 15:53 2pgs
Fees:13.00 Taxes:935.36

20031222-0182022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named June C. Smith

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of December 2008.

Commission expires January 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public