Davidson County DEEDWARR
Recvd: 01/05/04 15:04 2pgs
Fees:13.00 Taxes:414.40

20040105-0001394

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN07347

WARRANTY DEED

GAIL C. STANLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$112,000.00

Teri Lynne McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of December, 2003.

Gail C Stanley
Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teri Lynne McDonald **2339 Riverside Drive** **Nashville, TN 37216**	**First Horizon Home Loan Corporation** **P.O. Box 19664** **Irvine, CA 92623-9664**	**72-7-261.00**

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,

Brian D. Smith and wife Terri R. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teri Lynne McDonald, unmarried

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, STATE OF TENNESSEE, described as follows, to wit:

Being a tract of land on the southeasterly margin of Riverside Drive, being all of the property described in Deed Book 8316, Page 683, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell Surveying, Inc. 2424 21st Ave. S., Suite 201, Nashville, TN 37212, License No. 665, dated 1-25-94, as follows:

Beginning at a point in the southeasterly margin of Riverside Drive, said point being the southeasterly corner of W. Robert Medling Jr. of record in Book 8397, Page 459, said Register's Office; thence, easterly along the southwesterly margin of W. Robert Medling Jr., 242 feet to a point in the northwesterly margin of an alley; thence, southwesterly 150 feet along margin of said alley to a point, said point being the easterly corner of Billy R. Johnson of record in Book 5136, Page 127, said Register's Office; thence, northwesterly along the northeasterly margin of Billy R. Johnson, 183.9 feet to a point in the southeasterly margin of Riverside Drive, said point being the northerly corner of Billy R. Johnson; thence, northeasterly along margin of Riverside Drive, 75 feet to the point of beginning.

Being the same property conveyed to Brian D. Smith and Terri R. Smith, by Warranty Deed from Melissa L. Riddle, dated August 3, 2001 and recorded August 13, 2001 in Instrument No. 20010813-0087239, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **2339 Riverside Drive, Nashville, TN 37216**

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 our hands this 30th day of December, 2003.

Brian D. Smith

Terri R. Smith

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 Brian D. Smith and wife Terri R. 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 Nashville, Tennessee, this 30th day of December, 2003.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

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 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 _____, 2003.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____

_____
Notary Public