THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way Suite 120
Brentwood, Tennessee 37027

BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP. 5409 MARYLAND WAY
RETURN TO:

Davidson County DEEDWARR
Recvd: 01/07/04 10:50 2pgs
Fees:13.00 Taxes:86.95
20040107-0002527

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2003
Notary Public
MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Smith (NAME)	New Owner (NAME)	MAP64-05-0
320 Hadley's Bend Blvd. (ADDRESS)	(ADDRESS)	PARCELS 2 & 3
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(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, Henry J. Marshall and Richard M. Marshall and Lorene Marshall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher A. Smith, married

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, Tennessee, being parts of Lots Nos. 61, 62, and 63, of Block "U" on the map of Hadley's Bend City, as of record in Book 421, page 120, Register's Office for said County, described according to a survey made by S. M. McMurray Engineering Company, March 3, 1931, as follows:

BEGINNING on the northerly margin of Hadley's Bend Boulevard at the southwest corner of the property conveyed to Howard Kittrell and wife, by deed from Emma L. Bryan, of record in Book 576, page 338, said Register's Office; thence with said Kittrell's westerly line, northwardly 215.9 feet to the northerly line of a 10-foot strip; thence with said line, westwardly 115.7 feet; thence southwardly 168.4 feet to the northerly margin of Hadley's Bend Boulevard; thence with same, eastwardly 110 feet to the beginning.

BEING the same real property conveyed to Thomas Marshall and wife, Eula D. Marshall, by deed from Phillip Saindon, Trustee, and recorded in Book 4187, page 843, said Register's Office, the said Eula D. Marshall having since died and leaving Thomas Marshall as the surviving Tenant by the Entirities. The said Thomas E. Marshall having since died on May 14, 1981, testate, and having devised the said property to Henry J. Marshall and Richard M. Marschall for their lifetime and then with the remainder in equal shares to the children of Thomas E. Marshall who are James E. Marshall, William L. Marshall, Eugene Marshall, Mary Marshall, Lorene Marshall and Lucinda Marshall with the provision that a deceased child's share be divided among children who are living. The said James Edward Marshall died September 8, 2000, William L. Marshall died November 3, 1994, Eugene Marshall died February 22, 1998, Mary K. Marshall Bradley died February 20, 1985, Lucinda Marshall Kittrell died July 14, 1985, leaving Lorene Marshall Bradley as the sole remainder interest.

unimproved ( )
This is improved (X) property, known as 320 Hadley's Bend Blvd., Old Hickory, TN 37138
(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 our hand S this 19th day of December, 2003

Henry J. Marshall

Richard M. Marshall

Lorene Marshall Bradley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry J. Marshall and Richard M. Marshall and Lorene Marshall Bradley

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 Brentwood Tennessee, this 19th day of December 2003.

Commission expires 1/28/06

Notary Public

JANICE H. COLLINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____.

My commission expires _____

Notary Public