return to: **First National Financial Title**
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N13140

NAME AND ADDRESS OF NEW OWNERS:
David J. and Julie E. Girt
3529 Gondola Drive
Antioch, TN 37013

PREPARED BY:
Peter V. Hall, P.C., Attorney
1535 W. Northfield Blvd., Suite 8
Murfreesboro, TN 37129

SEND TAX BILLS TO:
Same

This document was prepared from information furnished by the parties herein for which the preparer assumes no responsibility

Davidson County DEEDWARR
Recvd: 01/20/04 10:27 2pgs
Fees:13.00 Taxes:388.50
20040120-0007297

WARRANTY DEED

(Map/Parcel Numbers 150-3-239)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Nancy Smith (formerly known as Nancy L. Winkle)**, has bargained and sold and does hereby transfer and convey unto **David J. Girt and wife, Julie E. Girt**, their heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

BEING land in **Davidson County, Tennessee**, being all of **Lot No. 117A, Zone Lot Division of Lots 78 through 80, 117 & 118, Chelsea of Priest Lake, Section 2-A**, of record in Book **6250**, page **631**, Register's Office of **Davidson County, Tennessee**, to which plat reference is here made for more complete details of location and description of said lot.

BEING the same property conveyed to **Nancy L. Winkle, unmarried, now known as Nancy Smith**, by Quit Claim Deed from Elmond W. Smith, unmarried of record as Instrument Number 20030214-0020577, of the Register's Office of **Davidson County, Tennessee.**

This conveyance is subject to Restrictions of record in Book 6250, page 631, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 3529 Gondola Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs, and assigns, forever.

The undersigned convenants with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2004 real property taxes which will be prorated at closing.

The undersigned further covenants and binds herself, her successors and assigns, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND AND SIGNATURE(S) on this **15th** day of **January, 2004.**

Nancy Smith
Nancy Smith
(formerly Nancy L. Winkle)

Whitt Smith
Whitt Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy Smith and Whitt Smith,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this **15th** day of **January, 2004.**

My Commission Expires:

3-21-04

JANICE L. TAYLOR Notary At Large RUTHERFORD COUNTY, TN

Janice L Taylor
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$105,000.00,** which amount if equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jessica Talbott
Affiant

SUBSCRIBED AND SWORN TO before me this **15th** day, **January, 2004.**

My Commission Expires:

2-7-07

J. NICOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public