BOOK 15

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** Attorneys-at-Law 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 22264-01-2004 File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $216,000.00. Affiant Subscribed and sworn to before me this 28th day of January, 2004. Notary Public My Commission Expires: 1/26/2008

WARRANTY DEED

Address New Owner: James Allen Bizwell Jennifer Gee Bizwell 700 Adams Mill Court Nashville, TN 37211	Send Tax Bills To: SUNTRUST MORTGAGE 201 4TH AVE. NORTH NASHVILLE, TN 37219	Tax Information: Map No. 173-09-0-A Parcel No. 125.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William H. Smithson and wife, Dorothy Smithson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Allen Bizwell and wife, Jennifer Gee Bizwell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 700 Adams Mill Court, Nashville, TN, 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of January, 2004.

William H. Smithson by Don B. Smithson, Attorney-in-Fact

William H. Smithson by Don B. Smithson, Attorney-in-Fact

Dorothy Smithson by Don B. Smithson, Attorney-in-Fact

Dorothy Smithson by Don B. Smithson, Attorney-in-Fact

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Don B. Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of William H. Smithson and Dorothy Smithson as their Attorney-In-Fact, as the free and and deed of the within named William H. Smithson and Dorothy Smithson.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2004.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 01/30/04 15:51 2pgs
Fees:13.00 Taxes:799.20
20040130-0012049

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Section One, Lenox Village II, as of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William H. Smithson and wife, Dorothy Smithson by deed dated April 11, 2003 from Lenox Village, II, LLC, a Tennessee limited liability company of record in Instrument No. 20030411-0048632, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 County Taxes, which have been prorated and assumed by the Grantees;
2) Subject to matters shown on the plan of Section One, Lenox Village, II, of record at Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee;
3) Master Deed Restrictions of record at Instrument No. 20020315-0032825, as supplemented at Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee;
4) Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record at Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee;
5) Charter of Lenox Village Neighborhood Association, Inc. of record at Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee;
6) Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee;
7) Storm Water Detention Agreements of record at Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.