# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/04 15:41 2pgs
Fees:13.00 Taxes:308.95

20040217-0018184

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF February 2004

Notary Public

MY COMMISSION EXPIRES: January 28, 2006
(AFFIX SEAL)

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Craig C. Hutfilz | SAME | MAP 026-05 |
| (NAME) | (NAME) | |
| 105 Mason Court | | PARCEL 7.00 |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (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, Billy Wayne Smith and Betty Sue Hawkins

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

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 Lot No. 3 and the easterly half of Lot No. 2 of Block "D" on the Map of Roscoe Place, as of record in Book 843, page 72, Register's Office for said County.

Said Lot No. 3 and part of Lot No. 2 front together 75 feet on the northerly side of Roscoe Street and run back between parallel lines, 150 feet to the south line of Lot No. 21 on said plan.

Being the same property conveyed to Acie B. Smith and wife, Bonnie M. Smith by deed from Thomas S. Thurmond and wife, Laurine A. Thurmond of record in Book 1264, page 337, Register's Office for Davidson County, Tennessee. Subsequently, Acie B. Smith having died and title having vested in Bonnie M. Smith as surviving tenant by the entireties. The said Bonnie M. Smith having died intestate on July 25, 2003 and title having vested in Billy W. Smith and Betty Smith Hawkins as her only heirs at law.

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

unimproved ( )
This is improved ( X ) property, known as 202 Roscoe Street, Goodlettsville, TN 37072
(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 12th day of February 2004

Billy Wayne Smith by Larry Steltemeier, Attorney-in-fact
Billy Wayne Smith

Betty Sue Hawkins by Larry Steltemeier, Attorney-in-fact
Betty Sue Hawkins

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 Billy Wayne Smith and Betty Sue Hawkins

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 12th day of February 2004.

Commission expires January 28, 2006

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 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

State of Tennessee
County of Davidson

Before me, a Notary Public of said State and County aforesaid personally appeared Larry L. Westbrook, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Billy Wayne Smith and Betty Sure Hawkins, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Billy Wayne Smith and Betty Sue Hawkins.

Witness my hand and seal at office this 12th day of February, 2004.

My Commission Expires: January 28, 2006

JoAnn B. Sisemore

Notary Public JoAnn B. Sisemore

JOANN B. SISEMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN