ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Walter Dennis 128 Meredith St. Nashville TN 37210	New Owner	MAP and PARCEL 93-16 401

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 02/18/04 13:07 3pgs
Fees:18.00 Taxes:18.50

20040218-0018672

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Mattie P. Smith and Wayne Arthur Smith, Co-Conservator of the Estate of William Albert Smith, and Bonnie J. Prince, Co-Conservator of the Estate of William Albert Smith** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Walter Dennis, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 16, Block G, in the Hermitage Addition to Nashville, as of record in Plan Book 57, Page 43, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of said Lot No. 16 begins at a point, which point is the intersection in the north margin of Meredith Avenue, at the east margin of a 20-foot alley, said point being the same point as shown for the southwest corner of Lot No. 16 as shown on the Plan of the Hermitage Addition to the City of Nashville, as recorded in Plan Book 57, Page 43, Register's Office for Davidson County, Tennessee; thence from said point in a northerly direction along the east margin of said 20 foot alley, 100 feet to a point, said point being the southwest corner of property conveyed to John V. Beall and wife, by deed of record in Book 2436, Page 531, Register's Office for said County; thence in an easterly direction along Beall's westerly line 25 feet to a point; thence in a southeasterly direction along John V. Beall's southwesterly line, 65 feet, more or less, to a point in the northwesterly margin of Meredith Avenue; thence southwesterly along said margin of Meredith Avenue 70 feet more or less to the point of beginning.

Being the same property conveyed to William Albert Smith and wife, Mattie P. Smith, by Warranty Deed dated February 3, 1969, from T. B. Patton and wife, Mary Patton, of record in Book 4307, Page 581, said Register's Office. William Albert Smith is now under a conservatorship, Docket No. 99P-1791, Seventh Circuit Court for Davidson County, Tennessee.

This is property with a common address of 124 Meredith Street, Nashville, TN.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Plan Book 57, Page 43, said Register's office and all matters therein.

PROPERTY CONVEYED "AS IS."

[**STATE OF TENNESSEE**
[**COUNTY OF DAVIDSON**
[The actual consideration or value, whichever is greater for this
[transfer is $5,000.00
[
[Subscribed and sworn before me this 17th day of February, 2004.
[
[My Commission Expires: 1/28/2006

Affiant

Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **February, 2004**.

Mattie P. Smith

Wayne Arthur Smith, Co-Conservator
of the Estate of William Albert Smith

Bonnie J. Prince, Co-Conservator
of the Estate of William Albert Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Walter Dennis**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of February 2004.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN 28, 2006

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

On this 17th day of February 2004, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Wayne Arthur Smith,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Conservator of the Estate of William Albert Smith, and is authorized by the Estate of William Albert Smith to execute this instrument on its behalf by virtue of a Court Order, Docket No. 99P-1791, Seventh Circuit Court for Davidson County, Tennessee.

Witness my hand and official seal at office, this 17th day of February 2004.

Notary Public 2/15/2004
My Commission Expires: July 11, 2004

MELISSA RALLIS
Comm. # 1267374
NOTARY PUBLIC-CALIFORNIA
Alameda County
My Comm. Expires July 11, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Mattie P. Smith**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of February 2004.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February 2004, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Bonnie J. Prince,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Conservator of the Estate of William Albert Smith, and is authorized by the Estate of William Albert Smith to execute this instrument on its behalf by virtue of a Court Order, Docket No. 99P-1791, Seventh Circuit Court for Davidson County, Tennessee.

Witness my hand and official seal at office, this 17th day of February 2004.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

File No. 0311-438.8