Davidson County DEEDWARR
Recvd: 03/05/04 10:56 2 pgs
Fees:13.00 Taxes:333.00

20040305-0025368

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

File No. 04-1175D

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeramie M. Brown and Kristin A. Lagan, husband and wife (NAME)	Suntrust Mortgage, Inc. (NAME)	41-10-21
3921 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	201 Fourth Avenue N/7th Floor (STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY)(STATE) (ZIP)	

FOR AND IN 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, Helene Smith and Christina Cobb and Nikki Harris, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeramie M. Brown and Kristin A. Lagan, husband and wife, 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. 502, on the plan of Bellshire Estates, Section B,, as shown on plat of record in Plat Book 2331, Page 129, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Harry Newman Smith, by Deed of Record as Instrument No. 200101050001750, dated November 20, 1998, Register's Office for Davidson County, Tennessee. The said Harry Newman Smith having since died testate and leaving the property to his heirs at law, Helene Smith, Christina Cobb and Nikki Smith.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Helene Smith is signed by her duly appointee Attorney-in-Fact, Christina Cobb by Power of Attorney recorded as Instrument # 20040304-0024526, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (XX) property, known as 3921 Brick Church Pike, Nashville, TN 37207.

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. Whenever 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 my/our hand(s) this 27th day of February, 2004.

X Helene Smith by Christina Cobb Christina Cobb

X Nikki Harris Executrix

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 Christina Cobb and Nikki Harris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 27th day of February, 2004.

Commission expires 3/25/06

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of February, 2004.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Christina Cobb, attorney-in-fact for Helene Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of February, 2004.

My Commission Expires: 3/25/06

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282