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. 22393-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me this 27th day of February, 2004. Notary Public My Commission Expires: _____

WILLIAM T. CHAPMAN, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lori Lynn Smith 1212 Littonwood Drive Nashville, TN 37216	Union Planters Bank 2019 Richard Jones Road Nashville, TN 37215	Map No.061.08 Parcel No. 112.00

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, **James Barry Poole, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lori Lynn Smith, unmarried** ("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 1212 Littonwood Drive, Nashville, TN, 37216

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 27th day of February, 2004.

James Barry Poole by J. Michael Morgan A.I.F.

James Barry Poole
By J. Michael Morgan, as his 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, J. Michael Morgan, 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 James Barry Poole as his Attorney-In-Fact, as the free act and deed of the within named James Barry Poole.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2004.

NOTARY PUBLIC

My Commission Expires _____

WILLIAM T. CHAPMAN, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/05/04 12:29 2pgs
Fees:13.00 Taxes:847.50

20040305-0025488

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section Three McGaughey Heights as of record in Plat Book 1835, page 120, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James B. Poole, by deed from Helen K. Wheeler, unmarried, appearing as Instrument No. 20031013-0151535 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s)
2) All matters appearing on the Plan of record in Book 1835, page 120, Register's Office for Davidson County, Tennessee.