WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-25-07

(AFFIX SEAL)

NOTARY PUBLIC LARGE — DARLENE M. STREET — ROBERTSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 03/19/04 11:57 2pgs
Fees:13.00 Taxes:263.63

20040319-0031440

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1267

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gareth W. Cornelius	SAME	Map 098-00-0,Parcel 188.00
(NAME) 1900 Dahlia Cir.	(NAME)	
(ADDRESS) Nashville, TN 37210-2305	(ADDRESS)	
(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, Eric Edward Smith, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gareth W. Cornelius and wife, Patricia Cornelius, 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 known as Eric's Subdivision , a plat of which is of record in Instrument No. 20011206-0134416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Eric Edward Smith, unmarried from Neal B. Smith, Edward E. Smith and Nancy Fuqua (now known as Nancy Fuqua Waddey), each having a 2/9 interest and The Hermitage Church of Christ, having a 1/3 interest by Warranty Deed dated April 20, 2000 and of record in Instrument No. 20000523-0051432, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This instrument is being executed on behalf of Eric Edward Smith by June Smith, his Attorney in Fact, pursuant to Power of Attorney recorded in Instrument No. 20040319-0031439, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 3216 Earheart Road, Hermitage, TN 37076

(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 my hand this 15th day of March, 2004.

Eric Edward Smith By June Smith attorney in fact

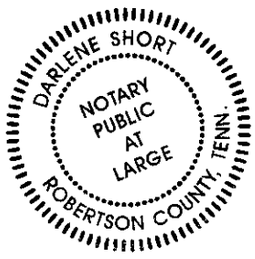
Eric Edward Smith
By: June Smith, AIF

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared June Smith, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Eric Edward Smith, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Eric Edward Smith. Witness my hand and Notarial Seal this 15th day of March, 2004..

Darlene Short
Notary Public

My Commission Expires: 11-25-07



RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076