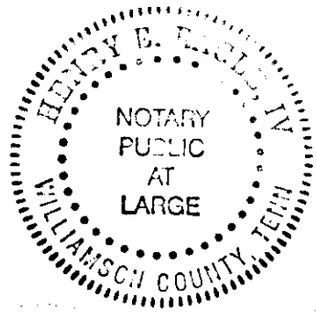


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $147,100.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2004.

Notary Public

My commission expires: 7/31/06

THIS INSTRUMENT WAS PREPARED BY
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 04/02/04 11:23 2pgs
Fees:13.00 Taxes:544.27
20040402-0037329

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy Bryant **Angie Bryant**	**First Tennessee Home Loans**	**173-04-0-A-098.00 CO**
405 Barkley Court	**111 Westwood Place, Suite 109**	
Antioch, Tennessee 37013	**Brentwood, Tennessee 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jay Watson Smith, married

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

Timothy Bryant and wife, Angie Bryant

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. 98, on the Plan of Phase I, Oak Highlands, of record in Plat Book 6900, Pages 432 thru 435, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jay Watson Smith by Final Decree for Divorce from Margaret Lillian Lewis Smith of record in Book 11320, page 36, Register's Office for Davidson County, Tennessee, filed November 24, 1998 and by Warranty Deed from Great Southern Homes of Tennessee, Inc., of record in Book 8189, Page 522, Register's Office for Davidson County, Tennessee, dated August 31, 1990.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7350, Page 24, Book 7367, Page 587, Book 7367, Page 615, Book 8765, Page 77, Book 8765, Page 90, and notes in Book 6900, Page 432, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 405 Barkley Court, Antioch, Tennessee 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 31st day of March, 2004.

Jay Watson Smith

Pamela Y. Gilbert-Smith by Jay W. Smith, attorney-in-fact *
by Jay W. Smith, attorney-in-fact

* Pamela Y. Gilbert-Smith joins in this instrument to convey any and all marital interest she has in subject property.

STATE OF Washington
COUNTY OF King

Personally appeared before me, a Notary Public of said County and State, Jay Watson Smith, the within named sellers, 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 for the purposes therein contained.

Witness my hand, at office, this ~~31st~~ 30 day of March, 2004.

Notary Public

My Commission Expires: 4/22/05

PATTI J. HOLTGEERTS NOTARY PUBLIC COMM. EXP. APRIL 22, 2005 STATE OF WASHINGTON

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Jay W. Smith, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Pamela Y. Gilbert-Smith and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the attorney-in-fact for Pamela Y. Gilbert-Smith.

Witness my hand, at office, this 31st day of March, 2004.

Notary Public

My Commission Expires: 01/16/2008

SCOTT REZNICEK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067