State of Tennessee
County of Davidson

PICK-UP

This actual consideration or value – whichever is greater- is $144,900.00

Affiant

Subscribed and sworn before me this the 30th day of April, 2004.

Notary Public
My Commission Expires: 5-25-

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 04/30/04 15:35 2pgs
Fees:13.00 Taxes:536.13

20040430-0049606

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Candice Ballard 800 Colo Place Antioch, TN 37013	800 Colo Place Antioch, TN 37013	~~GBEC of Tennessee, Inc.~~ ~~404 BNA Drive, Ste 300~~ Same ~~Nashville, TN 37217~~

Map 183-5-A Parcel 81

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

STEPHEN J. SMART AND WIFE, MICHELLE M. SMART

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CANDICE H. BALLARD, MARRIED + William M Ballard

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 403 on the Plan of October Woods, Phase 1, Section Three, of record in Plat Book 7900, page 909 and amended in Book 9700, page 229 and 230, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen J. Smart and wife, Michelle M. Smart by Deed from Yazdian Construction, Inc. of record in Book 11217, page 344, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 9700, page 2229 and 230, Register's Office for Davidson County, Tennessee.

Subject to Boundary Plat of October Woods of record in Plat Book 7900, page 909, Register's Office for Davidson County, Tennessee.

Subject to Charter of October Woods Homeowner's Association, Inc., of record in Book 9840, page 259, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of October Woods Homeowner's Association, Inc., of record in Book 9840, page 267, Register's Office for Davidson County, Tennessee.

Subject to Deed conveying the common area to October Woods Homeowner's Association, Inc., of record in Instrument No. 200004250041127, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and restrictions of record in Book 9840, page 276; and Book 10181, page 986, register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 30th day of **April, 2004**

Stephen J. Smart

Michelle M. Smart

State of Tennessee

County of **Davidson**

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Stephen J. Smart and Michelle M. Smart**, within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand, this 30**th** day of **April, 2004.**

My Commission Expires:

3-25-06

Notary Public

Jennifer R. [illegible]
Notary Public At Large
Davidson County, Tennessee