FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/04 12:02 2pgs
Fees:13.00 Taxes:795.50
20040503-0050010

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Lizabeth Leis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas W. Leis	Georgia Bank & Trust Co.	Map 155
6513 Chessington Drive	1321 Murfreesboro Rd., Suite 701	Group 08-0C
Nashville, TN 37221	Nashville, TN 37217	Parcel 236.00-CO

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

J. Laird Smithson, III and wife, Sydney P. Smithson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thomas W. Leis and wife, Lizabeth Leis

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:

Being Lot No. 236 on the Plan of Poplar Creek Estates, Phase Two, of record in Plat Book 6900, Pages 339 through 347, and as amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to J. Laird Smithson, III and wife, Sydney P. Smithson by deed from William C. Demetree and Lee Chira, of record in Book 10632, Page 201, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 9472, Page 824, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 6900, Pages 339-347 and amended in Book 7900, Pages 888 and 889, said Register's Office; (3) Sewer Line Easement of record in Book 6613, Page 533, said Register's Office; (4) Storm Water Detention Agreement of record in Book 6613, Page 705, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6513 Chessington Drive, Nashville, TN 37221

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 our hands this 30th day of April, 2004.

J. Laird Smithson, III

Sydney P. Smithson

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 J. Laird Smithson, III and wife, Sydney P. Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2004.

My Commission Expires: 01/27/07

NOTARY PUBLIC

