Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/04/04 15:54 2 pgs
Fees:13.00 Taxes:758.50

20040504-0050813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of May 2004.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Suzanne K. Smallzman 8346 Merrymount Drive Nashville TN 37221	~~740 River Park~~ SAME AS 8346 Merrymount Dr Nashville, TN 37221	127-00-00/32.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeffery Richard Wiser and wife Marie Martin Wiser hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Suzanne K. Smallzman and husband Jay L. Smallzman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the plan of John Cunningham Estates of record in Book 4860 page 69 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey Richard Wiser and wife Marie Martin Wiser by deed from Mid-South Title Insurance Corporation of record in Book 9298 page 71 Register"s Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of John Cunningham Estates of record in Book 4860 Page 69, Register's Office for Davidson County, Tennessee 4) Restrictions of record in Book 4215, page 4 and amended in Book 5094 page 1, Register's Office for Davidson County, Tennessee.

This property is improved property known as 8346 Merrymount Drive, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 3rd day of May, 2004.

Jeffery Richard Wiser

Marie Martin Wiser

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 Jeffery Richard Wiser and Marie Martin Wiser, the bargainor(s), 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 Brentwood, Tennessee, this 3rd day of May, 2004.

Notary Public

My Commission expires: 4/21/07

AMY CROSS NA...
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

FILE NO: 04381