Davidson County DEEDWARR
Recvd: 05/05/04 13:58 2pgs
Fees:13.00 Taxes:362.60

20040505-0051447

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN02478

WARRANTY DEED

CHERYL M. TRAVERSE NOTARY PUBLIC AT ... TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: 1-20-08

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Joe B. Pope **1140 Dawnwood Drive** **Old Hickory, TN 37138**	**New Owners**	**063-16-0-B-200.00 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,

William B. Smith, Jr. and wife, Madalena M. Pinto-Smith

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

Joe B. Pope and wife, Edith J. Pope

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. 282 on the Plan of Hampton Park, of record in Plat Book 6900, page 550, and amended in Book 8181, page 112, said Register's Office, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William B. Smith, Jr. and wife, Madalena M. Pinto-Smith, by Warranty Deed from Christopher Bricker and wife, Dana Paige Bricker, dated October 15, 1998 and recorded October 20, 1998 in Book 11162, page 184, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 7351, page 852, Book 7451, page 739, Book 7462, page 445, Book 8110, page 401 and Book 8336, page 393, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1140 Dawnwood Drive, Old Hickory, TN 37138**
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.

William B. Smith, Jr. by Gail C Victory, Attorney in Fact

William B. Smith, Jr. by Gail C. Victory, Attorney-in-Fact, by Power of Attorney recorded in Instrument No. 20040505-0051446

Madalena M. Pinto-Smith by Gail C Victory, Attorney in Fact

Madalena M. Pinto-Smith by Gail C. Victory, Attorney-in-Fact by Power of Attorney recorded in Instrument No. 20040505-0051446

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of April, 2004,, before me personally appeared GAIL C. VICTORY to me known to be the person who executed the foregoing instrument in behalf of WILLIAM B. SMITH, JR. AND WIFE, MADALENA M. PINTO-SMITH, as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said WILLIAM B. SMITH, JR. AND WIFE, MADALENA M. PINTO-SMITH.

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

Commission Expires:_____ _____
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005