Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 200
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $84,390.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2004.

Notary Public
My commission expires: 11/21/06

Davidson County DEEDWARR
Recvd: 05/10/04 12:51 2pgs
Fees:13.00 Taxes:312.24

20040510-0053092

10-0404-100197

Address of New Owner:	Send Tax Bills to:	Tax Information
Terri Hollandsworth	Franklin American Mortgage	162-3
329 Bart Drive	501 Corporate Center Drive	148
Nashville TN	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald C. Smith and wife, Linda W. Smith and Linda W. Smith as heir at law of James C. Williams, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Terri Hollandsworth**, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Property located in Davidson County, Tennessee, being Lot No. 284 on the plan of Antioch Park, Section 5, of record in Plat Book 4460, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald C. Smith and wife, Linda W. Smith and James C. Williams by deed from Secretary of Veterans Affairs of record in Book 8924, Page 745, said Register's Office. James C. Williams having since died intestate on January 14, 2001. Linda W. Smith being the only heir at law of James C. Williams.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 329 Bart Drive, Nashville, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of April, 2004.

Ronald C. Smith

Linda W. Smith by Ronald C. Smith her AIF

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald C. Smith and Linda W. Smith, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 29th day of April, 2004.

Amanda S. Williams
State of Tennessee at Large

My Commission expires 11-2-06

