Davidson County DEEDWARR
Recvd: 05/12/04 08:37 2pgs
Fees:13.00 Taxes:613.83

20040512-0054457

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $165,900.00

Affiant

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

Notary Public
My commission expires: 9/4/05

02-0404-43087

Address of New Owner:	Send Tax Bills to:	Tax Information
Amy R. Leathers	First Horizon Home Loan	126-15-A-244.00CO
8217 Canoe Court	4000 Horizon Way	
Nashville TN 37221	Irving, Tx 75063	

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, Granger K. Smith and Chris P. Smith, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amy R. Leathers and Darren M. Tidwell, 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:

LAND in Davidson County, Tennessee, being Lot No. 222 on the Plan of Section Five, Boone Trace at Biltmore of record in Instrument No. 200006220062086, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Granger K. Smith, Unmarried, and Chris P. Smith, Married, by deed dated 7/19/01 of record in Instrument No. 200107250079102, Register's Office for Davidson County, Tennessee. Oath is made that the property herein described is neither the principal residence of Chris P. Smith, nor that of his spouse/dependents. This instrument is being executed on behalf of Chris P. Smith by Granger K. Smith pursuant to Power of Attorney being recorded simultaneously herewith in Instrument No. 20040512-0054456 Register's Office for said County.

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 8217 Canoe Court, 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, 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 30th day of April, 2004.

Granger K. Smith

Chris P. Smith by Granger K. Smith AIF
Chris P. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 30th day of April, 2004.

Notary Public

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

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 Granger K. Smith, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Chris P. Smith, and that he is authorized by Chris P. Smith, to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 30th day of April, 2004.

Notary Public

My commission expires: 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005