Send tax bills to:

Charles H. Smith
603 South Club Ct.
Hermitage, Tn 37076

This instrument prepared by:

Michael W. Ferrell
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

SAME

Map: 64-16
Group: D
Parcel: 029.00

Improved: X
Unimproved:

Davidson County DEEDWARR
Recvd: 05/14/04 08:48 3pgs
Fees:18.00 Taxes:529.10

20040514-0056529

WARRANTY DEED

THIS INDENTURE made and entered into on this the 12 day of May, 2004, by and between **Jason T. Burns and wife, Jill S. Burns**, hereinafter referred to as the GRANTORS, and **Charles H. Smith**, hereinafter referred to as the GRANTEE.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEE, his heirs and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Section One, Truxton Park of record in Instrument No. 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason T. Burns and wife, Jill S. Burns by Deed of record as Instrument No. 20010709-0072977, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all zoning ordinances; Restrictive Covenants of record as Instrument No. 20001101-0108603, Register's Office for Davidson County, Tennessee; Home Owners Association Charter of record as Instrument No. 20001101-0108603, Register's Office for Davidson County, Tennessee; Setback lines, easements and all other matters depicted

on plat of record as Instrument No. No. 20001026-0106272, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEE, his heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the day and date first above written.

Jason T. Burns

Jason T. Burns

Jill S. Burns

Jill S. Burns

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainors, **Jason T. Burns and wife, Jill S. Burns** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 12 day of May, 2004.

Michael W. Ferrell

Notary Public

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/8/04

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $143,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 12 day of May, 2004.

Notary Public

My Commission Expires: 8/8/04

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.