Davidson County DEEDWARR
Recvd: 05/17/04 13:41 2pgs
Fees:13.00 Taxes:1161.80

20040517-0057506

WARRANTY DEED

G-CD-04-1604

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/3/07

(AFFIX SEAL)

LAURA SHOAF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory P. Arnold	Wells Fargo Bank, N.A.	
1604 Otter Creek Road	(NAME) 4456 Corporation Lane	145-13-16
(ADDRESS) Nashville, Tennessee 37215-5219	(ADDRESS) Virginia Beach, VA 23462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TROY J. SMITH AND JEANIE M. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREGORY P. ARNOLD AND SPOUSE, RISA J. ARNOLD, hereinafter called the Grantee(s), their heirs and assigns, that 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. 116 on the Plan of Tyne Valley Estates, Section 5 of record in Book 3600, Page 54, Register's Office for said County.

Said Lot No. 116 fronts 285.33 feet on the broken northwesterly margin of Otter Creek Road and extends back 270.8 feet on the westerly line and 194.85 feet on the easterly line to a dead line in the rear, measuring 294.9 feet thereon.

Being the same property conveyed to Troy J. Smith and Jeanie M. Smith by Warranty Deed dated January 28, 2004 and filed for record on January 30, 2004 in Instrument Number 20040130-0011898, Register's Office for Davidson County, Tennessee and

Being the same property conveyed to Vivian B. Brandon unmarried by Quitclaim Deed dated March 13, 2003 and filed for record on March 24, 2003 in Instrument Number 20030324-0038592, Register's Office for Davidson County, Tennessee.

This conveyance is subject to : Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, Page 54, said Register's Office, which Plan shows minimum building setback lines to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the rear line (s); an Agreement for Dedication of Easement for Sanitary Sewers and /or Storm Damage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7720, page 747 and Book 7796, page 618, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1604 Otter Creek Road, Nashville, Tennessee 37215-5219
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 14th day of May, 2004.

Troy J. Smith

Jeanie M. Smith

Jeanie M. Smith

STATE OF Tennessee
COUNTY OF Davidson

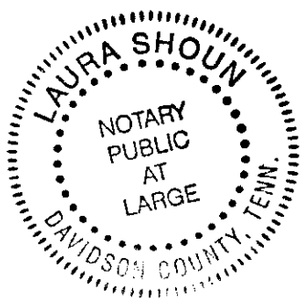
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy J. Smith and Jeanie M. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal this the 14th day of May, 2004.

Notary Public

My Commission Expires: 5/30/07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903