This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 05/18/04 09:56 2 pgs
Fees:13.00 Taxes:327.45

20040518-0057900

WARRANTY DEED

Address new owner as:
Barry P. Smith, *et ux*
5024 Twin Lakes Drive
Old Hickory , Tennessee 37138

Send tax bills to:
Same

Map-Parcel
Map 74-8
Par 122

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Linda Marie Ehrenreich, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to Barry P. Smith and wife, Kathleen A. Smith, ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 705 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, page 62 and 63, Register's Office for said County.

Said Lot No. 705 fronts 80 feet on the easterly side of Bonnafair Drive and runs back 152.85 feet on the southerly line and 105.05 feet on the northerly line to a dead line in the rear, measuring 98.26 feet thereon.

Being the same property conveyed to Arlene R. Randazzi by Warranty Deed dated November 11, 1971, and recorded in Book 4553, page 132, said Register's Office. The said Arlene R. Randazzi died on November 14, 2003. Property now vested in Linda Marie Ehrenreich by Last Will & Testament, No. 04P192, filed in the Seventh Circuit Court for the Twentieth Judicial District of Tennessee, at Nashville, Probate Division.

This is improved property known as 7022 Bonnafair Drive, Hermitage, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees their heirs and assigns, forever.

And I, the Grantor, covenant with the Grantees that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2004.

And I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS my hand this 17th day of May, 2004.

Linda Marie Ehrenreich 5-17-04

LINDA MARIE EHRENREICH

STATE OF PA)
)
COUNTY OF Philadelphia)

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

Witness my hand, at office, this 17 day of May, 2004.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Virginia DeFelice, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires Oct. 6, 2007
Member, Pennsylvania Association Of Notaries

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 88,500.00.

AFFIANT

Subscribed and sworn to before me, this 18th day of May, 2004.

PAM WHITWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires JAN. 28, 2006 1/28/06

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.