Davidson County DEEDWARR
Recvd: 05/18/04 15:02 2pgs
Fees:13.00 Taxes:987.10

20040518-0058338

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $266,785.00. **Affiant** Subscribed and sworn to before me, this 26th day of March, 2004. Notary Public My Commission Expires: _____

CHAD ANTHONY WILSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 08/22/2005

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Samuel G. Glover, III and Jessica K. Glover 8056 Poplarwood Drive Nashville, TN 37221	E*Trade Mortgage Corp. 3353 Michelson Dr. 2nd Fl. Irvine, CA 92612	155-3C-27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALISON P. SMITH ALSO KNOWN AS ALISON PAIGE SMITH, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SAMUEL G. GLOVER, III AND WIFE, JESSICA K. GLOVER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Final Plat of Poplar Wood, Section One, a Planned Unit Development, as of record in Book 9700, page 196, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gary M. Smith and wife, Alison Smith by deed from The Jones Company Custom Homes of Tennessee, a Tennessee corporation, of record in Book 11012, page 393, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Alison Paige Smith by deed from Gary Michael Smith, of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Davidson County taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 9700, page 196, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenants recorded in Book 9019, Page 334, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictive Covenants, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10013, page 935, as amended in Book 10206, page 512, Register's Office for said County.

This is improved property known as 8056 Poplarwood Drive, 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 and assigns, forever; and we covenant with the said Grantees that I am 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 I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of March, 2004.

Alison Paige Smith

Alison Paige Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALISON PAIGE SMITH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of March, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 2, 2007

My Commission Expires

My Commission Expires