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Davidson County DEEDWARR
Recvd: 05/19/04 08:56 2pgs
Fees:13.00 Taxes:925.00

20040519-0058571

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
231 Public Square
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Gregory A. Smith 121 N. Maple Ridge Lane Goodlettsville, TN 37072	SAME	Map 105-16 Parcel 121

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Gregory A. Smith
AFFIANT

Sworn to and subscribed before me
this 18th day of May, 2004.

DOUGLAS S. HALE
NOTARY PUBLIC
COMMISSION EXP.
Notary Public At Large
02.05.2006
WILLIAMSON COUNTY, TN

My Commission Expires: 2-5-06

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **PHILLIP N. BROWN and wife, PAMELA B. BROWN**, hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **GREGORY A. SMITH, a married person**, hereinafter called the **"GRANTEE"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 63 on the Map of Corinne Place of record in Book 332, page 1, Register's Office for said County.

SAID Lot No. 63 fronts 50 feet on the west side of Utopia Avenue and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Phillip N. Brown and wife, Pamela B. Brown, by Warranty Deed from Robert H. Gurley of record in Book 8776, page 128, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 105-16, Parcel 121.

2. All matters appearing ont he Plan of Corinne Place of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

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

This improved property is known as 2129 Utopia Avenue, Nashville, Tennessee 37211.

WITNESS our hands this 19th day of May, 2004 in Franklin, Tennessee.

PHILLIP N. BROWN

PAMELA B. BROWN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Phillip N. Brown and wife, Pamela B. Brown, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 19 day of May, 2004 in Franklin, Tennessee.

Notary Public

My Commission Expires:

DOUGLAS S. HALE
COMMISSION EXP.
Notary Public At Large
02-05-2006
WILLIAMSON COUNTY, TN