FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43027

Davidson County DEEDWARR
Recvd: 05/19/04 15:05 2pgs
Fees:13.00 Taxes:129.50
20040519-0059012

WARRANTY DEED

ALAN L. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 12th day of May, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Smith	SAME	082-030-209.00
6211 Baker Hollow Road		
Nunnelly, TN 37137		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

TN Homebuyers, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah Smith, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 3: 1001 Stockell Street (082-030-209.00)

Being the south 50 feet of Lot No. 38 on the plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the easterly side of Stockell Street and runs back between parallel lines, along the northerly margin of Vaughn Street, 170 feet to an alley.

Being part of the same property conveyed to TN Homebuyers, Inc. by Warranty Deed from Dorothy E. Crouch of record in Instrument No.: 20040318-0030997, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1001 Stockell Avenue, Nashville, TN 37207

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 do covenant with the said GRANTEES 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 GRANTEES, 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 12th day of May, 2004

TN Homebuyers, Inc.

BY: _____
Dan Lain, ~~Owner~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the Owner of the TN Homebuyers, Inc. the within named bargainor, and corporation, and that as such Owner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such Owner.

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of May, 2004.

Notary Public

My commission expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006