PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/25/04 15:33 2pgs
Fees:13.00 Taxes:625.30
20040525-0061509

W & I Ref:(45621) Title No: 45621
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan I Smith Anne Smith 972 Davidson Dr Nashville, Tennessee 37205	Calvary Mortgage 1 Burton Hills Blvd. Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 115-02-065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$169,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Agnes Hanson , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan I Smith and spouse, Anne Smith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Crestmeade, Section III of record in Book 2331, Page 150, 151 and 152 Register's Office for said County.

Said Lot No. 161 fronts 154.0 feet on the easterly margin of Old Davidson Road, now known as Davidson Drive, and extends back 217.0 feet on the northerly line(s) and 283.9 feet on the southerly line to a broken line in the rear, measuring 170.5 feet thereon.

Being the same property conveyed to William J. Hanson and wife, Agnes G. Hanson by deed from Holiday Homes, Inc. of record in Book 2795, Page 387 Register's Office for said County. The said William J. Hanson has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 150, 151 and 152, said Register's Office, which Plan shows a 125 foot minimum building setback line from Old Davidson Road, now known as Davidson Drive, and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 972 Davidson Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of May, 2004.

Agnes Hanson

Agnes Hanson

State of TENNESSEE
County of WILLIAMSON

On this 21st day of May, 2004 , before me the undersigned authority, personally appeared Agnes Hanson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $169,000.00

Affiant

Sworn and subscribed before me this the 21st day of May, 2004

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004