State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Subscribed and sworn to before me, this 28th day of May, 2004.

My Commission Expires: _____

Affiant

File No. 29392

Notary Public

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 06/02/04 13:40 2pgs
Fees:13.00 Taxes:1794.50

20040602-0064539

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs, Inc.
205 Powell Place
Suite 227
Brentwood, TN 37027 #29312

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Steven B. Smith Mary M. Smith		NAME: SAME	
STREET ADDRESS: 421 West Hillwood		STREET ADDRESS:	
CITY: Nashville	STATE: Tennessee	CITY:	STATE:
ZIP CODE: 37205		ZIP CODE:	
MAP & PARCEL NO.: 103-13-0 056.00			

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, Joseph G. Cummings, III and wife, Mary Britton Cummings

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Steven B. Smith and wife, Mary M. Smith

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Hillwood Estates, Section Five, as of record in Plat Book 2133, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Joseph G. Cummings, III and wife, Mary Britton Cummings by Warranty Deed from Christopher Walker Cain and wife, Heather Bennett Cain, dated 05/01/2002, recorded 05/02/2002, as Document No. 20020502-0053978, in the Register's Office of Davidson County, Tennessee Records.

Subject to the Following Exceptions:

2004 Taxes were prorated, yet a lien, not due and payable; and

Matters appearing on Plat recorded in Plat Book 2133, Page 55, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 421 West Hillwood, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with all the appurtenance, 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.

WITNESS our hands this 28th day of May, 2004.

Joseph G. Cummings, III

Mary Britton Cummings

State of Tennessee
County of Davidson } ss

On this the 28th day of May, 2004, before me, the undersigned Notary Public, personally appeared **Joseph G. Cummings, III and wife, Mary Britton Cummings**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires

WILLIAM T. CHAPMAN IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

WARRANTY DEED