RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 142,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF MAY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00239

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Emily J. Smith	First Horizon Home Loan Corporation	MAP:83-14
1911 Boscobel Street	P.O. Box 146	Parcel:275
Nashville, TN 27209	Memphis, TN 38101	

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

KIRA L. SMALL AND husband, WILLIAM B. SMALL

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

EMILY J. SMITH, unmarried

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

SEE EXHIBIT "A"

This is improved property known as 1911 Boscobel Street, Nashville, TN 27209

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 27th day of May, 2004.

Kira L. Small

William B. Small BY Kira L. Small, Attorney in Fact

Davidson County DEEDWARR
Recvd: 06/03/04 12:33 2pgs
Fees:13.00 Taxes:527.25
20040603-0065376

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 27th day of May, 2004, before me personally appeared Kira L. Small to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William B. Small and acknowledged that she executed the same as the free act and deed of said William B. Small.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 373, on the Plan of Edgefield Land Company's Third Subdivision, as shown on plat of record in Plat Book 57, page 152, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kira L. Small and husband, William B. Small in Instrument No. 20010621-0065881, recorded 06/21/2001, Register's Office for Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Kira L. Small and William B. Small pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20040603-0065375, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, KIRA L. SMALL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 27th day of May, 2004.

Notary Public _____

My Commission Expires:_____

file # 04-00239