WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/04 09:56 2pgs
Fees:13.00 Taxes:277.13
20040607-0066667

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Jocquinn T. Page
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jocquinn T. Page	Bank of America, N.A.	Map 034-05-0-A Parcel 048.00
(NAME)	(NAME)	
538 Thomas Jefferson Circle	2059 Northlake Parkway	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115,	Tucker, GA 30084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Monique J. Smith, unmarried, Carolyn R. Smith, unmarried, by and through Monique Smith,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jocquinn T. Page, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *her Attorney-in-Fact

Situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 48 on the Plan of Monticello Manor, as of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Monique J. Smith, unmarried and Carolyn R. Smith, unmarried by Warranty Deed recorded in Instrument #20000918-0092352, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

2004 property taxes shall be the responsibility of the Grantee when due and payable.
MONIQUE J. SMITH AND MONIQUE SMITH ARE ONE AND THE SAME PERSON.
MONIQUE SMITH executes this instrument as Attorney in Fact for Carolyn R. Smith pursuant to Limited Power of Attorney of record in Instrument No. 20040607-0066666, Register's Office for Davidson County, Tennessee.

This is improved property, known as 538 Thomas Jefferson Circle, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 2nd day of June, 2004.

Monique J. Smith
Monique J. Smith

Carolyn R. Smith
Carolyn R. Smith
By: Monique J. Smith
MONIQUE J. SMITH, ATTORNEY IN FACT

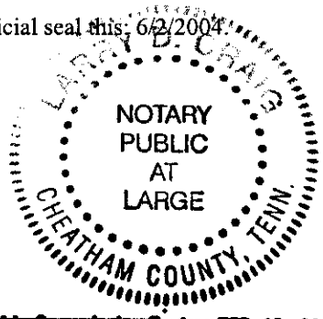
STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, Monique J. Smith the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 6/2/2004.

Commission expires:



Larry D. Craig Notary Public

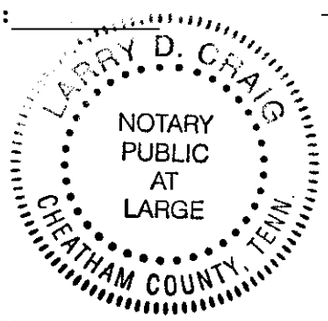
STATE OF TENNESSEE
COUNTY OF DAVIDSON My Commission Expires FEB. 10, 2008

Personally appeared before me, MONIQUE J. SMITH,
with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that sheis the Attorney in Fact for CAROLYN R. SMITH
and is authorized by CAROLYN R. SMITH
to execute this instrument on herbehalf.

Witness my hand and official seal this the 2 day of June, 2004.

My commission expires:

NOTARY PUBLIC



My Commission Expires FEB. 10, 2008