PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/08/04 11:19 2pgs
Fees:13.00 Taxes:283.05
20040608-0067643

W & I Ref:(_____) Title No: 45622
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Randolph Smith 2735 Larmon Avenue Nashville, Tennessee 37204	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 148-13-108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$76,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clyde Radford , unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James Randolph 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. 242 on the Plan of Fairlane Park, Section III of record in Book 2331, page 145 and 146, Register's Office for said County.

Said Lot No. 242 fronts 66 feet on the westerly margin of Crosby Lane and extends back between parallel lines 188 feet to a dead line in the rear.

being the same property conveyed to Clyde Radford and wife, Lorraine Radford by deed from George Lee Farmer and wife, Helen R. Farmer of record in Book 3962, page 993, Register's Office for Davidson County, Tennessee. The said Lorraine Radford 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 145 and 146, said Register's Office, which Plan shows a 75 foot minimum building setback line from Crosby Lane and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 4905 Crosby Lane, Nashville, Tennessee 37211

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 7th day of June, 2004.

Clyde Radford

State of TENNESSEE
County of DAVIDSON

On this 7th day of June, 2004 , before me the undersigned authority, personally appeared Clyde Radford , 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: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $76,500.00

Affiant

Sworn and subscribed before me this the 7th day of June, 2004

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public