THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18304B
MAP/GROUP/PARCEL:
042-07-0-A/109.00 CO.

Davidson County DEEDWARR
Recvd: 06/10/04 08:36 2pgs
Fees:13.00 Taxes:323.01
20040610-0068616

NEW OWNER'S NAME AND ADDRESS:
KENNETH H. SMITH
553 HERITAGE LANE
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, DONNA MICHELLE SHADRAKE, ADMINISTRATRIX OF THE ESTATE OF WILLIAM ANTHONY SMITH, hereinafter called Grantor, do hereby transfer and convey unto KENNETH H. SMITH, an unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 312 ON THE REVISED PLAN OF HERITAGE SQUARE, PHASE III, OF RECORD IN PLAT BOOK 5200, PAGE 539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

The subject property is commonly known as 553 HERITAGE LANE, Madison, TN 37115.

BEING the same property conveyed to William Anthony Smith herein by Quitclaim deed of record in Book 10317, Page 308, Register's Office for Davidson County, Tennessee. William Anthony Smith died intestate on January 31, 2004.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ESTATE OF WILLIAM ANTHONY SMITH

Donna Michelle Shadrake Adm.
by: DONNA MICHELLE SHADRAKE, ADMINISTRATRIX

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DONNA MICHELLE SHADRAKE, AS ADMINISTRATRIX OF THE ESTATE OF WILLIAM ANTHONY SMITH, with whom I am personally acquainted, and made oath that she, as Executrix of the Estate of William Anthony Smith, with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 7th day of June, 2004.

Brenda Shelby
NOTARY PUBLIC

BRENDA SHELBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES: SEPT 22, 2007

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $87,300.00.

AFFIANT

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

Chris Forsythe
NOTARY PUBLIC

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES: SEPT 22, 2007

My Commission Expires: