WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOUGLAS S. HALE NOTARY PUBLIC COMMISSION EXP. Notary Public At Large 02-05-2006 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/17/04 11:31 2pgs
Fees:13.00 Taxes:686.35

20040617-0071742

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Oberg (NAME)	RMC Vanguard Mtg. Corp. (NAME)	160-04-0
410 Eatherly Drive (STREET ADDRESS/ROUTE NUMBER)	1111 North Loop West, Ste 500 (STREET ADDRESS)	054.00
Nashville, TN 37220 (CITY/STATE/ZIP)	Houston, Texas 77008 (CITY/STATE/ZIP)	

FOR AND IN 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,

Adam Davis Smidt and wife, Donna R. Essig Smidt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel J. Oberg

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:

Land in Davidson County, TN, being Lot No. 1105 on the Plan of Brentwood Hall, Section XI, of record in Book 2331, Page 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Adam Davis Smidt and wife, Donna R. Essig Smidt by Warranty Deed from Elma T. Castle, unmarried, dated July 14, 1997, recorded July 14, 1997, of record in Book 10528, page 879, in the Register's Office for Davidson County, Tennessee.

Subject to the following: easements, setback lines and matters noted on Plat of record at Book 2331, page 134, Register's Office for Davidson County, Tennessee; restrictions of record at Book 2543, page 155, said Register's Office, and otherwise of record; zoning and health department regulations for the appropriate governmental authority; rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey. County property taxes for current year were prorated as of date of deed and assumed by Grantee.

This is unimproved ( )
improved (X) property, known as 410 Eatherly Drive (House Number/Street) Nashville (City/Town) TN (State) 37220 (Postal Code)

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, their 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, their 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 15th day of June, 2004.

ADAM DAVIS SMIDT

DONNA R. ESSIG SMIDT

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam Davis Smidt and wife Donna R. Essig Smidt,** 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 Franklin, **TN**, this **06/15/04**.

Notary Public

Commission Expires: 9/25/04

MICHAEL T. HALEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE