03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2004.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 07/07/04 08:44 2pgs
Fees:13.00 Taxes:1017.50
20040707-0080289

03-0406-32002

Address of New Owner:	Send Tax Bills to:	Tax Information
Gregory T. Smith 5939 Post Road Nashville TN 37205	New Owner	116-09-83.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Irene Cohen Schwartz, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gregory T. Smith and wife, Mary H. Smith, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 394, on the Plan of Hillwood Estates, Section 15, of record in Book 2900, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bernard I. Schwartz and wife, Irene Cohen Schwartz by deed from Patterson & Fox Construction Company, of record in Book 3709, Page 589, Register's Office for Davidson County, Tennessee. Bernard I Schwartz having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5939 Post Road, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 my hand this 28th day of June, 2004.

Irene Cohen Schwartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Irene Cohen Schwartz, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of June, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05