BOX #14A

G#17264-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/04 08:41 2pgs
Fees:13.00 Taxes:410.70
20040726-0088773

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$111,000.00**

Gail A Smith
By Terri Nutter, atty in fact
Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2004.

Notary Public

My commission expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE (AFFIX SEAL)
Comm. Expires 05/30/07

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: MORTGAGEE:	Map-Parcel Numbers
GAIL A. SMITH	**NEW SOUTH FEDERAL SAVINGS BANK**	**Map 062-02-0-A, Parcel 088.00co**
2736 Riverbend Drive	**210 Automation Way**	
Nashville, TN 37214	**Birmingham, AL 35210**	

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, I,

BETTY J. BOYTE, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GAIL A. SMITH, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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, Tennessee, being Lot No. 89-B on the Plan of River Trace Estates, Phase 1, Section I, a Planned Unit Development, as of record in Book 6250, Pages 996 and 997, amending Book 6250, Page 995, 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 Betty J. Boyte, unmarried, by Warranty Deed dated August 4, 1999, from Susanne J. Anhalt, unmarried, of record in Book 11614, Page 387, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of River Trace, of record in Book 6851, Page 370, and as amended in Book 6982, Page 747, said Register's Office; By-Laws of record in Book 6851, Page 390, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (_X_) Unimproved (____) property, known as: **2736 Riverbend Drive, Nashville, TN 37214.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **23rd** day of **July, 2004.**

Betty J Boyte
BETTY J. BOYTE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BETTY J. BOYTE,** the bargainor, with whom I am personally acquainted (or proved to me 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 at Nashville, Tennessee, this **23rd** day of **July, 2004.**

Notary Public

My Commission Expires: 5/30/07

