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Davidson County DEEDWARR
Recvd: 07/29/04 14:37 2pgs
Fees:13.00 Taxes:1248.38
20040729-0091012

This Instrument Prepared By:
Stokes Bartholomew Evans & Petree, P.A. (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Stephen T. Proctor and
Michelle W. Proctor
4004 Harding Place
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

PART OF
MAP 159
PARCEL 29

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TERRY W. SMITH** (hereinafter the "Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **STEPHEN T. PROCTOR** and wife, **MICHELLE W. PROCTOR** (hereinafter the "Grantee"), and Grantee's successors and assigns, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Agincourt Subdivision as shown on the Plat of record in Instrument No. 20040421-0044905, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Terry W. Smith and wife, Ruth E. Smith, by Warranty Deed dated October 14, 2003 from BBY, Inc., an Illinois corporation (formerly known and authorized to do business in Tennessee as Acton Mobile Industries, Inc.) of record in Instrument No. 20031015-0153080, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to Terry W. Smith by Quitclaim Deed dated May 3, 2004 from Ruth E. Smith of record in Instrument No. 20040504-0050538, Register's Office for Davidson County, Tennessee.

Together with buildings, improvements and appurtenances located thereon, and all mineral interests and all right, title and interest of Grantor in and to any and all roads, easements, streets and rights-of-way of any kind, nature or description located thereon or relating thereto.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to the following matters:

1. Matters on the Plan of Record in Instrument No. 20040421-0044905, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Agincourt Subdivision, of record in Instrument No. 20040504-0050539, Register's Office for Davidson County, Tennessee.

3. Charter of Agincourt Homeowners' Association, Inc. of record in Instrument No. 20040505-0051350 in the Register's Office for Davidson County, Tennessee.

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, and Grantee's successors and assigns forever.

Grantor covenants and binds himself, and his successors and assigns, to warrant and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed as of this 26th day of July, 2004.

Terry W. Smith

TERRY W. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Charles E. Morton IV, a Notary Public in and for said County and State, TERRY W. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of July, 2004.

Notary Public
My Commission Expires: 3.14.2005

CHARLES E. MORTON IV NOTARY PUBLIC LAF... DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $337,400.00.

Debbie Rubenstein
AFFIANT

Subscribed and sworn to before me this 26 day of July, 2004.

Notary Public

My Commission Expires: 3.14.2005

CHARLES E. MORTON IV NOTARY PUBLIC LA... DAVIDSON CO., TENNESSEE