THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 23152-07-2004** **Record & Return To:** **Prestige Title, LLC** **1800 Mallory Lane** **Nashville, TN 37201**	The actual consideration or value, whichever is greater, for this transfer is: $284,500.00. Affiant Subscribed and sworn to before me this 26th day of July, 2004. Notary Public My Commission Expires:

M. T. CHAPMAN, IV NOTARY PUBLIC AT LARGE ... COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/30/04 14:03 2pgs
Fees:13.00 Taxes:1052.65

20040730-0091592

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andy Dwayne Goodson Doris Anne Goodson 6425 Holly Trace Court Nashville, TN 37221	NEW OWNER	Map No.155.16-0A Parcel No. 401.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd A. Smith and wife, Traci L. Smith**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andy Dwayne Goodson and wife, Doris Anne Goodson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6425 Holly Trace Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of July, 2004.

Todd A. Smith

Traci L. Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Todd A. Smith and Traci L. Smith**, 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, at office, this 26th day of July, 2004.

M. T. CHAPMAN, IV NOTARY PUBLIC AT LARGE ... COUNTY, TENN.

Notary Public

My Commission Expires:

JULY 29, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 349 on the Plan of Traceside Section 11, as of record in Plat Book 11700, pages 59 through 61 and Instrument No. 200009220034253, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Todd A. Smith and wife, Traci L. Smith by deed dated 08/28/2002 from Centex Homes, a Nevada General Partnership of record in Instrument No. 20020830-0105237, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 11483, page 98, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 493 amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions By-Laws and Retrictions for Cambron Estates at Traceside , of record in Instrument No. 20010116-0004786; annexation of record in Instrument No. 20020111-0004996 rerecorded in Instrument No. 20020116-0006610, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. By-Laws of Traceside Homeowner's Association, Inc., of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Cambron Estates at Traceside Homeowners Association, Inc. of record in Instrument No. 20010221001621 8, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Traceside Homeowner's Association, Inc. of record in Book 9668, page 894, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 11700, pages 59-61, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 200009220034253, Register's Office for Davidson County, Tennessee.
10. Easement for right of way of record in Book 3533, page 299 and Book 4243, page 685, Register's Office for Davidson County, Tennessee.
11. Easement for ingress and egress of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee.
12. Easement for water line of record in Book 9306, page 279, Register's Office for Davidson County, Tennessee.
13. Dedication of landscape, drainage, and public utility easement of record in Book 9667, page 848 as rerecorded in Book 9669, page 572, Register's Office for Davidson County, Tennessee.
14. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 9443, page 960, Register's Office for Davidson County, Tennessee.
15. Agreement for Revocable Easement recorded in Instrument No. 200002020010812, Register's Office for Davidson County, Tennessee.