WARRANTY DEED

HUGH B. [illegible] JR. SUMNER COUNTY, TENN.

My Commission Expires JUN. 28, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
Donald Brian Smith (NAME)	~~Fleet Franklin Financial Corp.~~ (NAME)	MAP:094-010
1517 Long Avenue (ADDRESS)	~~312 Town Park Dr., Suite #G150~~ (ADDRESS)	PARCEL:37900
Nashville, TN 37206 (CITY) (STATE) (ZIP)	~~Kennesaw, GA 30144~~ (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~We, Tony Ray Clouse & Tony Ray Clouse & Tony R. Clouse~~

Tony Clouse (aka Tony Ray Clouse & Tony R. Clouse)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Brian Smith aka Donald B. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at 1517 Long Avenue, Nashville, Davidson County, Tennessee 37206 AND:

Land in Davidson County, Tennessee, being Lot No. 192 in the Edgefield Land Company's First Subdivision, as of record in Book 57, page 150, Register's Office for said County.

Said Lot No. 192 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Tony Clouse (a/k/a Tony Ray Clouse & Tony R. Clouse) by deed dated 05/26/99, from Melissa Wall Clouse (a/k/a Melissa Ann Clouse and Melissa Wall Clouse and Melissa W. Clouse), filed for record on 05/26/99, in Book 11494, page 796, Register's Office for Davidson County, Tennessee.

DOT:
This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 08/12/04 15:56 2pgs
Fees:13.00 Taxes:412.55

20040812-0097773

unimproved ( )
This is improved (X) property, known as 1517 Long Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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 hand this 6th day of August 2004

Tony Clouse AKA Tony Ray Clouse & Tony R. Clouse

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 Tony Clouse (a/k/a Tony Ray Clouse & Tony R. Clouse)

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 26th day of August, 2004.

Commission expires _____

Notary Public

HUGH B. SHOULDERS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 28, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public