REALTY TITLE 06
Box 48A

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Subscribed and sworn to before me, this 13th day of August, 2004.

Notary Public
My commission expires: 11/27/06

06-0407-71363

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Erik Anschicks	1st Trust Bank for Savings	86-11-B
411 Raintree Place	P.O. Box 17257	10-CO
Hermitage TN 37076	Memphis, TN 38187	

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, **Roger P. Smith, married**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Erik Anschicks, Earl N. Anschicks and wife Laura A. Anschicks**, 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 Unit No. 2, Building No. 9, Raintree Village (a condominium) as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, as of record in Book 4860, Pages 62, 63 and 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Garage No. 9-2 is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Roger P. Smith, unmarried, by deed dated 8-18-00, from Mary Lynn Callahan and husband, Eric Robertson, of record in Inst. No. 20000822-0083061, Register's Office for Davidson County, Tennessee.

Wendy Ann Smith, wife of Roger P. Smith, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.

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 411 Raintree Place, Hermitage, TN 37076

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.

Davidson County DEEDWARR
Recvd: 08/17/04 14:33 2pgs
Fees:13.00 Taxes:414.40

20040817-0099421

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 13th day of August, 2004.

Roger P. Smith

Wendy Ann Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger P. Smith and Wendy Ann Smith, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 13th day of August, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

