RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43302 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/04 11:56 2pgs
Fees:13.00 Taxes:495.80

20040823-0101517

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MFP PROPERTIES	SAME AS NEW OWNER	61-8-80
143 Hedgelawn Drive		
Hendersonville, TN 37075		

FOR AND IN 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, I/WE,

W. Wade Smith and wife, Brenda C. Smith

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

MFP PROPERTIES, A PARTNERSHIP

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:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being Lot No. 17 of Section 2 on the plan of McGaughey Heights, as of record in Book 1835, page 58, Register's Office for said County, and a triangular reserved strip of land lying between said Lot No. 17 and Lot No. 32 on the plan of mcGaughey Heights, Section 3, as of record in Book 1835, page 120, said Register's Office, described together as follows:

Beginning on the southerly margin of Richmond Drive at the corner of Lot Nos. 17 and 18; thence with the line between said two lots southwardly 147.8 feet; thence South 51 deg. 01' East 16 feet to the northeast corner of said Lot No. 32; thence with the northern boundary line of said Lot No. 32, westwardly 153.6 feet to a point on the easterly margin of a 2 foot reserved strip shown on the plan of King's Subdivision, Section 1, as of record in Book 1130, page 94, said Register's Office, the said easterly margin of of said 2 foot strip being the easterly margin of Hedgewood Drive as shown on the plan of McGaughey Heights, Section 2, as of record in Book 1835, page 58, said Register's Office, and Section 3, of record in Book 1835, page 120, said Register's Office thence with the easterly margin of said 2 foot reserved strip or Hedgewood Drive North 9 deg. 08' West 150 feet to the beginning of a curve; thence around said curve in a northeasterly direction 33.9 feet to the southerly margin of said Richmond Drive; thence with the southerly margin of said Richmond Drive, eastwardly 161.85 feet to the beginning.

BEING the same property conveyed to W. Wade Smith and wife, Brenda C. Smith by deed from William L. Smith, Executor of the Estate of Lillian C. Pratt, deceased, of record in Instrument Number 20010501-0043840, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1200 Richmond Drive, Nashville, TN 37216

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/our hand(s) this 20th day of August, 2004

W. Wade Smith

W. Wade Smith

Brenda C. Smith

Brenda C. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named W. Wade Smith and wife, Brenda C. Smith, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 2004

Notary Public

My Commission Expires: 8/25/06

NOTARY PUBLIC DAVIDSON COUNTY TENN LARGE