	State of Tennessee County of Rutherford The actual consideration or value, whichever is greater, for this transfer is **$229,900.00.** Affiant Subscribed and sworn to before me, this the 23rd day of July, 2004. Notary Public My commission expires: 2-20-2007 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 2650C Memorial Blvd., Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph Wayne Smith	Same	**173-09-0-154.00Co**
6948 Sunnywood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Stones River Homes, Inc., a Tennessee corporation

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

Joseph Wayne 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:

BEING all of Lot No. 202, SECTION TWO, LENOX VILLAGE II, (F/K/A SUGAR VALLEY), as shown on subdivision plat of record in Instrument Number 200302030014134, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Stones River Homes, Inc., a Tennessee corporation, by deed of record Instrument Number 200312030173823, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Instrument Number 200203150032826, 200212260158458 and 200212260158459; to the stormwater agreement of record in Instrument Number 200204080042676, see also Book 7361, page 230; to the agreement for dedication of easement for sewers in Book 7985, page 449; to the easement of record in Instrument Number 200109180100850,200109180100852, 200207220087469 and 200206280078164, and, to any and all other matters as shown on subdivision plat of record in Instrument Number 200302030014134, of the Register's Office of Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **6948 Sunnywood Drive, Nashville, TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 23rd day of July, 2004.

Stones River Homes, Inc.

Ken Howell President

Davidson County DEEDWARR
Recvd: 09/07/04 09:21 2pgs
Fees:13.00 Taxes:850.63

20040907-0107442

CORPORATE
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ken Howell, President** of **Stones River Homes, Inc.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **Stones River Homes, Inc.,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Ken Howell** as **President.**

Witness my hand, at office, this **23rd** day of **July, 2004.**

Notary Public

My Commission Expires: 2-20-2007

