Davidson County DEEDWARR
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20040928-0116778

DO NOT PUBLISH

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Pamela Jo Yates
Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-AHM-04-0116

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lori A. Gray | American Home Mortgage | |
| 116 Harding Place A-4 (ADDRESS) | 520 Broadhollow Road (NAME) (ADDRESS) | 130-01-A-004.00 CO |
| Nashville, Tennessee 37205 (CITY) (STATE) (ZIP) | Melville, NY 11747 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHERYL RENEE SMITH F/K/A CHERYL R. MELTON AND HUSBAND JOHN C. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LORI A. GRAY,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried person

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-4 of Belle Meade Terrace Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, pages 325-329, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Cheryl R. Melton by deed from Margaret Louise Stiff Jones, Executrix of the Estate of Mary Louise Stiff, dated August 28, 1997 and filed of record in Book 10587, page 490 and re-recorded in Book 10631, page 189, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

John C. Smith, husband of Cheryl Renee Smith joins in this conveyance for the expressed purpose of conveying any marital interest he may have in said property.

unimproved ( )
This is improved (X) property, known as 116 Harding Place A-4, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of September, 2004.

Cheryl Renee Smith f/k/a Cheryl R. Melton

Cheryl Renee Smith f/k/a Cheryl R. Melton

John C Smith

John C. Smith

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Cheryl Renee Smith f/k/a Cheryl R. Melton and husband John C. Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of September, 2004.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

**RETURN TO:**

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959