STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,818.00

Owner Pirtle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

29th DAY OF October, 2004

Susan Frensley Newton
Notary Public

MY COMMISSION EXPIRES 11-26-2005

SUSAN FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 11/03/04 14:13 2pgs
Fees:13.00 Taxes:361.93

20041103-0132621

File No. G4-2606D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deborah S. Boston (NAME)	Freemont Investment & Loan (NAME)	64-5-2
320-B Hadleys Bend Blvd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 34078 (STREET ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (P.O. ZIP)	Fullerton, CA 92834 (CITY)(STATE) (ZIP)	

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, WE, Christopher A. Smith, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah S. Boston, 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 Davidson County, Tennessee, being Lot No. 1, on the plan of Revision of Part of Lots 61, 62, & 63 of Block "U", Hadley's Bend City, as shown on plat of record as Instrument #200404190044101, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Christopher A. Smith, a married man, by Deed of Record as Instrument #200402270022332, Register's Office for Davidson County, Tennessee.
This is not the marital homestead of Christopher A. Smith, the grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Christopher A. Smith is signed by his duly appointed Attorney-in-fact Pat Smith , pursuant to the Power of Attorney recorded as Instrument # 4, said Register's Office.

4 20041103-0132620

unimproved ( )
This is improved (XX) property, known as 320-B Hadleys Bend Blvd., Old Hickory, TN 37138.

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. Whenever 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 29th day of October, 2004.

x Christopher A. Smith
Christopher A. Smith by Pat Smith, Attorney-in-Fact
By Pat Smith

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 Christopher A. Smith, a married man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of October, 2004.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of October, 2004.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Pat Smith, attorney-in-fact for Christopher A. Smith , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of October, 2004.

My Commission Expires: 3/25/06 _____
Notary Public

MICHAEL T. MOSER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282