WARRANTY DEED

B-SFG-04-0924

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: JAN 27, 2007

(AFFIX SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/19/04 12:14 2pgs
Fees:13.00 Taxes:247.90

20041119-0139119

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Smith, Jr.	First NLC Financial Services,	
924 Morrison Drive	(NAME) 700 W. Hillsboro Blvd., Bldg 1, Ste. 204	92-4-243
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Deerfield Beach, FL 33441	
(CITY) (STATE) (ZIP)	(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 JAMES ROBERT SMITH, ~~a~~ unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES R. SMITH, JR. [redacted], a married man, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 32 FEET OF LOT NO. 13 ON THE PLAN OF JOHNSON BRADFORD'S SUBDIVISION OF THREE PARTS OF LOT NO. 158 OF JUDGE JOHN MCNAIRY'S MANSION HOUSE TRACT, OF RECORD IN BOOK 161, PAGE 146, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 13 FRONTS 32 FEET ON THE EASTERLY SIDE OF MORRISON STREET AND RUNS BACK BETWEEN PARALLEL LINES 138.6 FEET TO AN ALLEY.

Being the same property conveyed to James Robert Smith by Deed dated February 29, 1988 and filed for record on March 2, 1998 in Book 7482, Page 47, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 924 Morrison Drive, Nashville, Tennessee 37208
(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 16th day of November, 2004.

X James Robert Smith Sr
James Robert Smith

STATE OF Tennessee
COUNTY OF Davidson

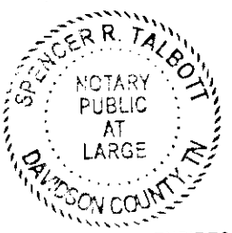
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Robert Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 16th day of November, 2004.

Notary Public

My Commission Expires:

(SEAL)



MY COMMISSION EXPIRES
JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903