WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/04 08:44 2pgs
Fees:13.00 Taxes:499.50

20041208-0146068

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2004

Notary Public

MY COMMISSION EXPIRES: 6/24/04
(AFFIX SEAL)

H. GLENN BOLTON NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE EXPIRES

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Fleck	~~TO BE DETERMINED~~ Same	04104-004900
(NAME)	(NAME)	
1169 Hunters Lane		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James H. Smith and wife, Annie Laura Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Fleck and wife, Tracy A. Fleck

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:

Property located at 1169 Hunters Lane, Nashville, Davidson County, Tennessee 37207 AND:

Being Lot No. 56 on the Plan of Dalemere Subdivision, Section 4, as of record in Book 3300, page 45, Register's Office for said County.

Said Lot No. 56 fronts 104.8 feet on the westerly side of Hunters Lane and extends back 345.58 feet on the northerly line, to a dead line in the rear on which it measures 240.69 feet.

Being the same property conveyed to James H. Smith and wife, Annie Laura Smith by deed dated 03/19/76, from Carl E. Matthews and wife, Mary K. Matthews, filed for record on 03/23/76, in Book 5008, page 181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 1169 Hunters Lane, Nashville, Tennessee 37207
(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 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 our hand s this 17th day of November, 2004

James H. Smith by William H. Woodall AIF ATTORNEY IN FACT

Annie Laura Smith by William H. Woodall HER ATTORNEY IN FACT

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 James H. Smith and wife, Annie Laura Smith

the bargainor $, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 17th day of November, 2004.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 2004, before me personally appeared William H. Woodall to me known to be the person who executed the foregoing instrument on behalf of James H. Smith as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said James H. Smith. Witness my hand and official seal.

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Hugh B Shoulders Jr
Notary Public

My Commission Expires: My Commission Expires JUN. 28, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 2004, before me personally appeared William H. Woodall to me known to be the person who executed the foregoing instrument on behalf of Annie Laura Smith as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Annie Laura Smith. Witness my hand and official seal.

Hugh B Shoulders Jr
Notary Public

My Commission Expires:

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires JUN. 28, 2005