WARRANTY DEED

The actual consideration or value for this transfer is $ 170,000.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN TO AND SUBSCRIBED before me this 6 day of December, 2004.

NOTARY PUBLIC
My Commission Expires: 7/3/06

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This space for Register of Deeds

Davidson County DEEDWARR
Recvd: 12/13/04 15:12 2pgs
Fees:13.00 Taxes:629.00

20041213-0147993

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#04100002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Bruce W. Smith, & Janice Smith 1400 Turner Street Old Hickory, TN. 37138	new owner same	053-03-0 / 269.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Bruce W. Smith and wife, Janice Smith, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **BETH CLAXTON BALENTINE,** the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

BRUCE W. SMITH *and wife*, **JANICE SMITH,** the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 143, Section "B" on the Plan of E.I. Dupont de Nemours and Company's Subdivision of the Village of Old Hickory, of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Robert Balentine, and wife Beth C. Balentine by Warranty Deed from Robert A. Moritz and wife Gwen L. Moritz dated September 29, 1999 and recorded in Book 11694, page 896, Register's Office for Davidson County, TN. Also being the same property conveyed to Beth Claxton Balentine by Quitclaim Deed from John Robert Balentine of record as instrument number 20040225-0023832, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2004 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plat of record in Book 1424, Page 67, Register's Office for Davidson County; Utility, Telephone and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, said Register's Office.

This is improved property known as: 1400 Turner Street, Old Hickory, TN. 37138.

Witness our hands this 6th day of December, 2004.

Beth Claxton Balentine

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named Beth Claxton Balentine - un married 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 at Old Hickory, Tennessee this 6 day of December, 2004.

NOTARY PUBLIC
My Commission Expires: 3-22-08

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: ***Beth Claxton Balentine***
un-married,

To: ***Bruce W. Smith***
and wife,,
Janice Smith

Property:
1400 Turner Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
LJElaw.com
(615) 256-5003

:wp901