Box 29

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 12/15/04 08:27 2pgs
Fees:13.00 Taxes:355.20
20041215-0148834

WARRANTY DEED

Address new owner as:
Theresa L. Smith
410 Janette Avenue
Goodlettsville, Tennessee 37072

Send tax bills to:
Countrywide HOme Loans
750 Old Hickory Blvd, #180
Brentwood, TN 37027

Map-Parcel
Map 33-12
Par 57

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ted L. Matheny, unmarried, (the "Grantor") have this day bargained and sold, and do hereby transfer and convey to Theresa L. Smith, (the "Grantee"), unmarried, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Gatewood, Section I, as of record in Book 3300, Pages 47 to 52, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Kathy Avenue, at the corner of Lots 215 and 226; thence with the line between said lots, westerly 123 feet to a corner of Lot No. 216; thence with the line between Lots 215 and 216, southwesterly 144.6 feet to a point in the northerly margin of Janette Avenue; thence with the margin of the same, easterly 96.52 feet to the point at the beginning of the curve; thence around said curve, northeasterly 39.2 feet to a point in the westerly margin of Kathy Avenue; thence with the margin of the same, northerly 118.92 feet to the beginning.

Being the same property conveyed to Ted L. Matheny, an unmarried person, by deed from Estate of Gracie Louise Fann, by Linda Butler, Administratrix, dated September 1, 2004, of record in Instrument Number 20040903-0106880, Register's Office for Davidson County, Tennessee; also acquired by deed of record in Book 4161, page 729 and Probate No. 68660, said Register's Office.

This is improved property known as 410 Jannette Avenue, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And I, the Grantor, do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2004.

And I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 10 day of December, 2004.

Ted L. Matheny

TED L. MATHENY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ted L. Matheny, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of December, 2004.

Ollie Mai Parsley

NOTARY PUBLIC

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

Teresa L Smith

AFFIANT

Subscribed and sworn to before me, this 10 day of December, 2004.

Ollie Mai Parsley

NOTARY PUBLIC

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2008

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.