Davidson County DEEDWARR
Recvd: 12/15/04 11:44 2pgs
Fees:13.00 Taxes:573.50

20041215-0149084

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06

(AFFIX SEAL)

WARRANTY DEED

G-CD-04-02810

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
Charles H. Smith, Jr.	America's Wholesale Lender	
2810 McNairy Lane	(NAME) 750 Old Hickory Blvd. #180	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Brentwood, TN 37027	118-10-8
(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 JUDY B. JACOBS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES H. SMITH, JR., UNMARRIED,, 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 PART OF LOT NO. 1 AND 2 ON THE PLAN OF BATTLEFIELD ESTATES, BLOCK "E", SECTION 2, OF RECORD IN BOOK 843, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOTS NOS. 1 AND 2 FRONT TOGETHER 70.9 FEET ON THE EASTERLY SIDE OF MCNAIRY LANE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE, MEASURING 71.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JUDY B. JACOBS BY WARRANTY DEED FROM MILDRED L. OWEN, UNMARRIED, RECORDED THE 15TH DAY OF NOVEMBER, 1976 IN DEED BOOK 5087, PAGE 679, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Said property is not the primary or marital residence of the within named grantor.

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

unimproved ( )
This is improved (X) property, known as 2810 McNairy Lane, Nashville, Tennessee 37204
(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 6th day of December, 2004.

Judy B. Jacobs

STATE OF Tennessee
COUNTY OF Davidson

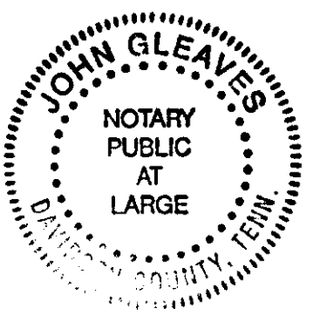
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy B. Jacobs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 6th day of December, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903