THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
OWNIT Mtg Solutions
5445 Triangle Pkwy Ste 100
Norcross, GA 30092

MAP PARCEL NUMBERS
19-B-0-15.00
0412 B-3013

Davidson County DEEDWARR
Recvd: 01/03/05 15:42 2 pgs
Fees:13.00 Taxes:314.50
20050103-0000754

WARRANTY DEED

THIS INDENTURE, made and entered into this **23rd** day of **December, 2004**, by and between **Douglas R. Smith**, party of the first part, and **Brett C. Hendricks**, party of the second part,

WITNESSETH: That for and in consideration of **$85,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Goodlettsville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3, on the Map of W.C. Moncrief and Company's Subdivision of the east part of land conveyed to Henry Hardcastle, of record in Book 974, page 37, Register's Office for said county.

Being the same property conveyed to Douglas Ray Smith, unmarried by Warranty Deed from Myrtle Presley, unmarried, dated September 6, 2001, filed for record on September 10, 2001, in Instrument No. 20010910-0098012, Register's Office for Davidson County, Tennessee.

This improved property known as: 115 Depot Street, Goodlettsville, TN 37072.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); All matters appearing of record on the Plat of record in Book 974, page 37, Registers Office, Davidson County, Tennessee. All particular exceptions from commitment go here regarding plat of record, restrictions, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Douglas R. Smith

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas R. Smith** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23rd day of December **2004**.

My commission expires 9-22-07

Notary Public

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$85,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brett Hendricks
Affiant

Subscribed and sworn to before me this 23RD day of DECEMBER, 2004.

exp. 9/30/06

DEENA L. O'BRIEN NOTARY PUBLIC DAVIDSON COUNTY, TN AT LARGE

PROPERTY ADDRESS:
115 Depot Street
Goodlettsville, TN 37072

NAME & ADDRESS OF NEW OWNER:
Brett Hendricks
115 Depot St.
Goodlettsville, TN 37072