Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006

05-0412-62022

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $90,400.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Faye Hendricks	nBank, N.A.	042-07-0-A
701 Heritage Square	136 Walton Ferry Road	001.00CO
Madison TN 37115	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter T. Smart, Jr. and wife, Renita Jennings Smart, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary Faye Hendricks, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Second Revised Plan Phase One Heritage Square, of record in Book 5200, page 282, said Register's Office.
>
> Being the same property conveyed to Walter T. Smart, Jr. and wife, Renita Jennings Smart by deed from Fabian O. Eluma and wife, Grace U. Eluma, dated 6/8/87, recorded 6/10/87, of record in Book 7264, Page 172, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 701 Heritage Square, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 01/06/05 12:46 2 pgs
Fees:13.00 Taxes:334.48
20050106-0002285

WITNESS my hand this 31st day of December, 2004.

Walter T. Smart, Jr.

Renita Jennings Smart

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER OAK, Notary

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter T. Smart, Jr. and Renita Jennings Smart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

HENDERSONVILLE, OAK, Notary

Witness my hand in ~~Goodlettsville~~, TN, this 31st day of ~~December~~, 2004.

State of Tennessee at Large

My Commission expires

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006