FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,000.00

Stacy Lynn Bartholome
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Stacy Lynn Bartholome	Fifth Third Mortgage Company	Map 098
701 Spinnaker Cove	P.O. Box 170	Group 09-0-A
Hermitage, TN 37076	Cincinnati, OH 45263-0170	Parcel 051.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Neal B. Smith and wife, Barbara E. Smith

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Stacy Lynn Bartholome, married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 139, on the Plan of Lakeshore, Phase 3-B, of record in Plat Book 7900, Page 677, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Neal B. Smith and wife, Barbara E. Smith by deed from Frank Batson Homes, Inc., of record in Book 9543, Page 186, dated December 2, 1994, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7572, Page 669, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 677, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 701 Spinnaker Cove, Hermitage, TN 37076

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; and 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; 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 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.

Witness our hands this 12th day of January, 2005.

Neal B. Smith By June E. Smith ATTY-IN-FACT
Neal B. Smith

Barbara E. Smith By June E. Smith ATTY-IN-FACT
Barbara E. Smith

Davidson County DEEDWARR
Recvd: 01/14/05 12:07 2 pgs
Fees:13.00 Taxes:784.40

20050114-0005374

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, June C. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Neal B. Smith and Barbara E. Smith as their Attorney in Fact as the free act and deed of the within named Neal B. Smith and Barbara E. Smith.
Witness my hand and official seal at Nashville, Tennessee the 12th day of January, 2005.

My Commission Expires:01/27/07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.