#9310 Box 13

WARRANTY DEED

B-ALEX-04-4033

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$100,000.00~~ 215,000.00

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/10/05 13:45 2 pgs
Fees:13.00 Taxes:795.50
20050210-0015601

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
Brian Smith	Fifth Third Bank	
4033 Russellwood Drive (ADDRESS)	250 West Main Street Ste 100 (NAME) (ADDRESS)	132.01-0-096.00
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Lexington, Ky 40507 (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 EVELYN N. LAWRENCE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN SMITH, 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:

BEING LOT NO. 90 ON THE MAP OF ROLLING MEADOWS SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 98 AND 99, SAID REGISTER'S OFFICE.

SAID LOT NO. 90 FRONTS 108 FEET ON THE WESTERLY SIDE OF RUSSELLWOOD DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 190 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO STALEY M. LAWRENCE AND WIFE, MRS. STALEY M. LAWRENCE BY WARRANTY DEED FROM JUANITA RUSSELL, A SINGLE WOMAN, RECORDED THE 16TH DAY OF OCTOBER, 1950 IN DEED BOOK 1907, PAGE 98, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. (Staley M.Lawrence is now deceased). MRS STALEY M. LAWRENCE IS ONE AND THE SAME AS EVELYN N. LAWRENCE.

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

unimproved ( )
This is improved (X) property, known as 4033 Russellwood Drive, 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 31st day of January, 2005.

Evelyn N. Lawrence by Larry S. Lawrence, Attorney-In-Fact

by Larry S. Lawrence

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Larry S. Lawrence, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Evelyn N. Lawrence and acknowledged that he/she executed the same as the free act and deed of the said Evelyn N. Lawrence.

Witness my hand and official seal at
Nashville Tennessee
on this the 31st day of January, 2005.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903