WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2005

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

LYNN GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires NOV 24 2007

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:
Frances Pauline Smith	New Owner	Map 150
3108 Woodymore Drive		Group 6
Antioch, TN 37013		Parcel 217

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

Yon Hee Burton unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Frances Pauline Smith
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. 10-B, on the Plan of Woodymore Heights, Section 2, of record in Plat Book 5200, Page 645, and amended in Plat Book 6900, Page 131, 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 Yon Hee Burton by deed from Christopher L. West, unmarried, of record in Instrument 20031229-0183145, said Register's Office.

This conveyance is subject to: (1) 2005 County Taxes, which have been prorated and assumed by the Grantees; and (2) all matters appearing on the plan of record in Plat Book 5200, page 645, and amended in Plat Book 6900, page 131, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6536, page 329, and Book 6900, page 131, said Register's Office.

Power of Attorney of record in Instrument 20050304-0024009, 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 3108 Woodymore Drive, Antioch, TN 37013

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 my hand this 28th day of February, 2005.

Yon Hee Burton
Yon Hee Burton
By: Tim Guilfoil, Attorney in Fact

Attorney in Fact

Davidson County DEEDWARR
Recvd: 03/04/05 09:06 2 pgs
Fees:13.00 Taxes:335.41

20050304-0024010

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, Tim Guilfoil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Yon Hee Burton as her Attorney in Fact as the free act and deed of the within named Yon Hee Burton.

Witness my hand and official seal at , Tennessee the 28th day of February, 2005.

My Commission Expires: 1/24/09

Notary Public

