WARRANTY DEED

B-TL-05-4852

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

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
Jackson F. Smith	First Horizon Home Loan	
4852 Corning Drive (ADDRESS)	5775 Glenridge Drive, Bldg. E, Suite 100 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Atlanta, GA 30328 (CITY) (STATE) (ZIP)	147-02-0 133.00

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 JAMES GORDON HIETT, JR. AND JOHN KINCADE HIETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACKSON F. SMITH, A SINGLE PERSON, 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:

Land in Davidson County, Tennessee, being Lot 20, ELYSIAN PARK, as shown on plat of record in Plat Book 2331, page 32, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James G. Hiett and wife, Evelyn K. Hiett by Warranty Deed from Malvern Hill Rahrer and wife, Barbara Dean Rahrer, recorded on the 23rd day of August, 1960 in Deed Book 3105, Page 565, in the Register's Office of Davidson County, Tennessee. Said James G. Hiett predeceased Evelyn K. Hiett a/k/a Evelyn Kincade Hiett. Said Evelyn Kincade Hiett devised said property to James Gordon Hiett, Jr. and John Kincade Hiett by Last Will and Testament as shown of record as Docket No. 03P-1489, Probate Court for Davidson County, Tennessee. Said property is not the primary or the marital residence of the within named grantors.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 2331, page 32 and Book 2435, page 360, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4852 Corning Drive, Nashville, Tennessee 37211
(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 15th day of March, 2005.

James Gordon Hiett, Jr.

John Kincade Hiett

Davidson County DEEDWARR
Recvd: 03/24/05 15:31 2 pgs
Fees:13.00 Taxes:444.00

20050324-0032253

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Gordon Hiett, Jr. and John Kincade Hiett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 15th day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903