File Box 9-B
First Title & Escrow Co., Inc.
#24240

Davidson County DEEDWARR
Recvd: 06/15/05 13:27 2 pg
Fees:13.00 Taxes:887.63
20050615-0068491

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~237,000~~.239,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of June, 2005.

Notary Public

My Commission Expires: 10-26-05

ESTHER P. CHAMPION NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stacy N. Smith
1043 Percy Warner Blvd.
Nashville, Tennessee 37205

SEND TAX BILLS TO:
~~NEW OWNER~~
CTX Mortgage Co.
801 94th Ave. North
St. Petersburg, FL 33702

MAP-PARCEL NUMBERS:
129-08-0-023

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Guy Wallace IV, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Stacy N. Smith*** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, Page 12, 13 and 14, Register's Office for said County, to which plan reference is hereby made for more complete description.

Being the same property conveyed to William Guy Wallace, IV, unmarried by warranty deed from Kathryn L. Bryan, unmarried of record at Instrument No. * 2004115-0136787, Register's Office for Davidson County, Tennessee, dated November 11, 2004. * 2004 1115 0136787

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3600, Page 12,13 and 14, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1043 Percy Warner Blvd., Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 7th day of June, 2005.

William Guy Wallace IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Guy Wallace IV, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2005.

Notary Public

My Commission Expires: 11/2/08

