Davidson County DEEDWARR
Recvd: 08/08/05 14:35 3 pgs
Fees:18.00 Taxes:351.50

20050808-0093501

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

G-FHL-05-423

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
James T.Smith	First Horizon Home Loan	
423 East Bend Drive (ADDRESS)	P.O.Box 809 (NAME) (ADDRESS)	91-13-237.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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 BARBARA K. PORTER AND BETTY K. COLEMAN AND JOE THOMAS KRETCHIK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES T.SMITH, 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:

See attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 423 East Bend Drive, Nashville, Tennessee 37209
(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 29th day of July, 2005.

Barbara K. Porter

Betty K. Coleman

Joe Thomas Kretchik

STATE OF Tennessee
COUNTY OF Davidson

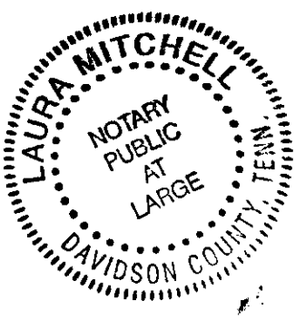
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara K. Porter, Betty K. Coleman, and Joe Thomas Kretchik, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2005.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9, BLOCK K, ON THE PLAN OF CROLYWOOD SUBDIVISION, SECTION I, AS RECORDED IN BOOK 1130, PAGE 65, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 9 FRONTS 60 FEET ON THE WESTERLY MARGIN OF EAST BEND DRIVE AND EXTENDS BACK 157.6 FEET ON THE SOUTHERLY LINE AND 180.0 FEET ON THE NORTHERLY LINE TO A LINE IN THE REAR MEASURING 62 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THOMAS J. KRETCHIK AND WIFE, JOHNNIE KRETCHIK BY WARRANTY DEED FROM FORREST M. MAY AND WIFE, MAY LOUISE MAY, RECORDED ON THE 16TH DAY OF JULY, 1969 IN DEED BOOK 4351, PAGE 11, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Thomas J. Kretchik predeceased Johnnie Kretchik. Johnnie Kretchik is also known as Johnnie Mae Kretchik died intestate. Barbara K. Porter, Betty K. Coleman and Joe Thomas Kretchik are the heirs at law of Johnnie Kretchik as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20050808 - 0093500, Register's Office for Davidson County, Tennessee and as shown by Affidavit filed in (Docket No. 04P-1580) Probate Court for Davidson County, Tennessee.

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