WARRANTY DEED

B-TMG-05-2196

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires APRIL 25, 2006

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
John R. Winn	New Century Mortgage	
2196 Baker Road	(NAME) 3109 W. Martin Luther King Blvd., #300	11-0 206.00 and
(ADDRESS) Goodlettsville, Tennessee 37072	(ADDRESS) Tampa, FL 33607	11-0 124.00
(CITY) (STATE) (ZIP)	(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 JAMES N. SMITH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN R. WINN AND WIFE, BRENDA WINN, 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 2196 Baker Road, Goodlettsville, Tennessee 37072
(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 13th day of September, 2005.

James M. Smith

Tracy Smith

Davidson County DEEDWARR
Recvd: 09/20/05 09:53 3 pgs
Fees:18.00 Taxes:499.50

20050920-0112763

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Smith and Tracy Smith, 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 .

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

A TRACT OF LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SHOWN ON THE PLAT OF WILL J. WILSON PROPERTY BY RAGAN-SMITH AND ASSOCIATES, INC., DATED OCTOBER 11, 1979, AND REVISED OCTOBER 29, 1979, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF BAKER ROAD THAT IS 374.61 FEET NORTHWESTERLY, AS MEASURED ALONG SAID MARGIN, FROM THE COMMON LINE OF L. C. CRAWFORD, ET UX, AND TRACT NO. 1, FORMERLY WILL J. WILSON PROPERTY; THENCE WITH THE LINE BETWEEN TRACT NOS. 3 AND 2, S 61° 10' 15" W, A DISTANCE OF 522.74 FEET TO A COMMON CORNER OF TRACT NOS. 3 AND 2; THENCE S 59° 12' 54" W A DISTANCE OF 3047.57 FEET TO THE COMMON WESTERLY CORNER OF TRACT NOS. 3 AND 2 IN WILSON'S ORIGINAL SOUTHERLY LINE; THENCE S 89° 56' 48" W A DISTANCE OF 776.58 FEET TO THE COMMON WESTERLY CORNER OF TRACT NOS. 3 AND 6; THENCE WITH THE LINE BETWEEN TRACT NO. 3 AND TRACT NOS. 6 AND 5, N 61° 10' 15" E A DISTANCE OF 2246.12 FEET TO A POINT ON THE WESTERLY LINE OF THE "HOME" TRACT; THENCE S 29° 25' 28" E A DISTANCE OF 100.0 FEET TO THE SOUTHWESTERLY CORNER OF THE "HOME" TRACT, AN INTER-CORNER OF TRACT NO. 3, THENCE WITH THE SOUTHERLY LINE OF THE "HOME" TRACT, N 61° 10' 15" E A DISTANCE OF 2032.31 FEET TO AN IRON PIN ON THE WESTERLY MARGIN OF BAKER ROAD, THE SOUTHEASTERLY CORNER OF THE "HOME" TRACT; THENCE SOUTHERLY WITH SAID MARGIN AND A 470.85 FEET RADIUS CURVE TO THE RIGHT A DISTANCE OF 173.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING 24.2 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF RAGAN-SMITH AND ASSOCIATES, INC., DATED OCTOBER 11, 1979 AND REVISED OCTOBER 29, 1979.

BEING THE SAME PROPERTY CONVEYED TO JAMES N. SMITH, UNMARRIED BY WARRANTY DEED FROM RONALD L. SADLER AND WIFE, BARBARA S. SADLER, RECORDED ON THE 19TH DAY OF MAY, 1983 IN DEED BOOK 6059, PAGE 608, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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