Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/05 14:42 3 pgs
Fees:18.00 Taxes:1035.63

20051102-0132719

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 2005

Notary Public

MY COMMISSION EXPIRES: 11/26/05 (AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. McEwen (NAME)	Wachovia Mortgage Corporation (NAME)	MAP 62-9
3722 Cedarwood Drive (ADDRESS)	210 Wildwood Parkway, Suite 100 (ADDRESS)	PARCELS 41 & 76
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	

FOR AND 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, Elizabeth L. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. McEwen

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:

Tract 1:
Being Lot No. 10 on the Map of Riverwood Subdivision being a subdivision of the East part of Lot No. 4 in the division of the Williams land of record in Book 547, page 62.

Said Lot No. 10 fronts 100 feet on the easterly side of Cedarwood Drive and runs back on the northerly margin 284.0 feet on the southerly margin 281.0 feet to the low mark of the Cumberland River measuring 100 feet along the rear line.

Tract 2:
A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin set on the west right of way line of Cedarwood Drive, a 50-foot street, at the southeast corner of a tract conveyed to Russell Dean Ward by deed recorded in Book 2995, page 479, Register's Office of Davidson County, Tennessee, and proceeding as follows:

With the west right of way line of Cedarwood Drive, South 12 deg. 55' 59" East 100.00 feet, thence; South 77 deg. 04' 01" West 45.93 feet, thence; North

CONTINUED

unimproved ( )
This is improved (X) property, known as 3722 Cedarwood Drive, Nashville, TN 37216
(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 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 October 2005.

Elizabeth L. Smith

Elizabeth L. Smith

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 Elizabeth L. Smith

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of October 2005.

Commission expires 11/26/05

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

17 deg. 28' 52" West 107.05 feet to an iron pin set, thence; With the south line of Russell, North 84 deg. 05' 56" East 54.83 feet and containing 5,171 square feet or 0.119 acres.

Being the same property conveyed to T. R. Smith and wife, Elizabeth L. Smith by deed from John T. Dugger, Jr. of record in Book 6140, page 700, Register's Office for Davidson County, TN. The said T. R. Smith having since died and the property vested in Elizabeth L. Smith by estate by the entireties.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 548, page 62, said Register's Office.

Subject to driveway easement of record in Instrument No. 20050803-0090907, said Register's Office.

The legal description is the same as the previous deed of record.