THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17364**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $853,600.00. Michael W. Blackburn Affiant Subscribed and sworn to before me, this 29th day of JUNE, 2000. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

Instr:200007050066579 Page: 1 OF 3
REC'D FOR REC 07/05/2000 1:33:05PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $3158.32

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. Michael W. Blackburn 4409 Harding Place Nashville, Tennessee 37205	NEW OWNER	MAP 130-7 PAR 24 FB BM 8420

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ALDEN H. SMITH, JR., AND E. DAN SMITH, II, CO-EXECUTORS OF THE ESTATE OF ALDEN H. SMITH ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL W. BLACKBURN AND WIFE, THERESA B. BLACKBURN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4409 Harding Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of JUNE, 2000.

Alden H. Smith Jr. Co-Ex.
ALDEN H. SMITH, JR., CO-EXECUTOR
OF THE ESTATE OF ALDEN H. SMITH

E. D. Smith II Co-Executor
E. DAN SMITH, II, CO-EXECUTOR
OF THE ESTATE OF ALDEN H. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ALDEN H. SMITH, JR., AND E. DAN SMITH, II, CO-EXECUTORS OF THE ESTATE OF ALDEN H. SMITH, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of JUNE, 2000.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

TRACT 1:
The eastern eighty-five (85) feet of Lot No. 23 on the plan of a subdivision of Block "C" Belle Meade plan No. 2, as recorded in Book 421, page 58, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said eastern eighty-five (85) feet of said Lot No. 23 fronts 85 feet on the south margin of Harding Place and runs back southwardly between parallel lines, 310 feet, more or less, on the east boundary line to the north boundary line of Lot No. 24 on said plan and is more particularly bounded and described as follows:
Beginning at a point in the south margin of Harding Place, it being the northwest corner of Lot No. 30 on said plan, and the northeast corner of said Lot No. 23 of said plan; thence running southwardly with the west line of said Lot No. 30, 310 feet to the northwest corner of Lot No. 29 on said plan; thence running westwardly with the north boundary line of said Lot No. 24, 85 feet, more or less, to a point in said line; thence northwardly parallel with said west line of Lot No. 30, to a point in the south margin of Harding Place, 115 feet eastwardly from the northwest corner of said Lot No. 23; thence eastwardly with said south margin 85 feet to the beginning, being the property conveyed to Samuel K. Harwell and wife, by deed from Virginia Prichard Polk, Trustee, of record in Book 660, page 723, Register's Office, Davidson County, Tennessee.

TRACT 2:
Being Lot No. 30 on the Plat of a Subdivision of Block "C", Belle Meade Plan No. 2, as of record in Book 421, page 58, Register's Office for Davidson County, Tennessee, described as follows:
Beginning on the southerly side of Harding Place at the corner of Lots Nos. 23 and 30; thence with the southerly margin of said Place, easterly 123 feet to the west line of a ten foot strip reserved; thence southerly with the line of said strip 330 feet more or less, to the northeast corner of Lot No. 29 on said Plan; thence westerly with the north line of said Lot 248 feet, more or less, to the corner of Lots Nos. 23, 24, 29 and 30; thence with the line between Lots 23 and 30 northerly 310 feet to the beginning. Also part of a ten foot neutral strip along the easterly side of said Lot No. 30, described as follows:
Beginning at the northeast corner of Lot No. 30, and running thence easterly in a line with the southerly margin of Harding Place ten feet to a point; thence southerly and parallel with the easterly margin of said Lot No. 30, 330 feet, more or less, to a point opposite the southeast corner of said Lot No. 30; thence westerly in a line with the southerly margin of said Lot No. 30 ten feet to the said southeast corner of Lot No. 30; thence northerly with the easterly margin of Lot No. 30, 330 feet, more or less, to the beginning, and being the property conveyed to S.K. Harwell and wife, by deed from Carrie H. McHenry, et al, of record in Book 675, page 307, Reigister's Office, Davidson County, Tennessee.

TRACT 3:
The easterly 5 feet of the westerly 115 feet of Lot No. 23 on the plan of a subdivision of Block "C", Belle Meade Plan No. 2, as recorded in Book No. 421, page 58, of the Register's Office of Davidson County, Tennessee.
Said easterly 5 feet of the westerly 115 feet of said Lot No. 23 fronts 5 feet on the southerly margin of Harding Place and runs back southwardly between parallel lines 310 feet, more or less, to the north boundary line of Lot No. 24 on said Plan, and more particularaly bounded and described as follows:
Beginning at a point in the southerly margin of said Harding Place, 85 feet westerly of the northeast corner of said Lot No. 23, same being the westerly boundary of part of Lot No. 23 heretofore conveyed to Samuel K. Harwell and wife, by deed of record in Book 660, page 723, of said Register's Office; thence running southwardly and along the line 85 feet westerly from the easterly margin of said Lot No. 23 about 310 feet to a point in the northerly margin of Lot No. 24, which is 85 feet westerly from the southeast corner of said Lot No. 23; thence along the dividing line between said Lots Nos. 23 and 24 in said plan, westerly 5 feet; thence at right angles northerly and parallel with the easterly line of said 5 foot strip herein conveyed 310 feet, more or less, to a point in the southerly margin of Harding Place, 90 feet westerly from the northeast corner of said Lot No. 23; thence easterly and

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EXHIBIT "A" CONTINUATION

along said southerly margin of Harding Place 5 feet to the point of beginning; being the porperty conveyed to Samuel K. Harwell and wife, by deed from Virginia Prichard Polk, Trustee, of record in Book 692, page 708, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Alden H. Smith by deed from Robert E. Harwell and Josephine Douglass Harwell, as Executors and Robert E. Harwell, Josephine Douglass Harwell and Coleman A. Harwell, as Trustees under the will of Samuel Knox Harwell, Jr. of record in Book 2243, page 217, said Register's Office. Alden H. Smith has since died and directed said property to be sold by the Executors of his estate, Alden H. Smith, Jr. and E. Dan Smith, II by Will of record in Will Book 229, page 712, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) Easement of record in Book 5787, page 390, said Register's Office.