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Davidson County DEEDWARR
Recvd: 01/09/03 13:19 2pgs
Fees:13.00 Taxes:578.13

20030109-0004230

Realty 484

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

This instrument was prepared from information furnished by the parties.
No independent title examination was made.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $156,250.00

Affiant

Subscribed and sworn to before me, this day of January, 2003.

Notary Public
My commission expires: My Commission Expires November 29, 2003

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Louis B. Todd, Jr. 22 Whitworth Boulevard Nashville, TN 37205	New Owner	093 06 4 038.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leonard C. Smead, Jr., Ruth Todd Smead Murray and John Carrington Smead, as heirs at law of Jane Todd Smead, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Louis B. Todd, Jr., hereinafter called the Grantee, his successors and assigns, their one-half interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being part of Lot No. 21 in the First Davidson Academy Plan, fronting 48 feet on the easterly side of Fourth Avenue South, in the City of Nashville, Davidson County, Tennessee, and more particularly described as follows:

Beginning on the east line of Fourth Avenue South, 150 feet south of the southeast corner of Fourth Avenue and Broad Street, running thence southwardly along the east line of said avenue, 48 feet to a point at the southwest corner of Lot No. 21; thence eastwardly at right angles along the dividing line between Lots 21 and 22, 180 feet, more or less, to the corner of Lots 11, 12, 21 and 22; thence northwardly, along the dividing line between Lots 11 and 21, 48 feet to a point; thence westwardly at right angles, 180 feet, more or less, to the point of beginning.

Being the same property conveyed to Louis B. Todd and wife, Ruth McLaughlin Todd, by deed from John J. Todd and wife, Grace Miller Todd, of record in Book 1248, page 245, Register's Office for Davidson County, TN. Ruth McLaughlin Todd died in 1952; Louis B. Todd died February 18, 1965, and by his will of record in Will Book 83, page 87, Davidson County Probate Court Clerk's Office, subject property was devised to Louis B. Todd's children, Jane Todd Smead and Louis B. Todd, Jr. Jane Todd Smead died intestate on August 30, 2002, leaving her husband, Leonard C. Smead, Jr., and her two children, Ruth Todd Smead Murray and John Carrington Smead, as her only heirs at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 110 Fourth Avenue South, Nashville, TN 37201.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7 day of January, 2003.

Leonard C. Smead, Jr.

Ruth Todd Smead Murray

John Carrington Smead

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leonard C. Smead, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Manchester, TN, this 7th day of January, 2003.

Notary Public

My Commission expires: 1/3/06

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth Todd Smead Murray, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Manchester, TN, this 7th day of January, 2003.

Notary Public

My Commission expires: 1/3/06

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Carrington Smead, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Boca Raton, FL, this 7 day of January, 2003.

Notary Public

My Commission expires: April 12, 2003

JOHN MESSINA
MY COMMISSION # CC 825337
EXPIRES: April 12, 2003
Bonded Thru Notary Public Underwriters