PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 09/25/03 13:55 2pgs
Fees:13.00 Taxes:925.00
20030925-0142332

W & I Ref(GJ) Title No: 45102
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tom L. Herring Mary B. Herring 4708 Belmont Park Terrace Nashville, Tennessee 37215	Same

TAX MAP-PARCEL NUMBERS: 131-15-034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth M. Smith, Executrix and as devisee under the Last Will and Testament of Alma Dean Buie Thomas,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tom L. Herring and spouse, Mary B. Herring** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Harpeth Acres, Section 5 of record in Book 2330, page 73, Register's Office for said County.

Said Lot No. 2 fronts 138.1 feet on the broken easterly margin of Belmont Park Terrace and extends back 318.1 feet on the northerly line and 337.2 feet on the southerly line to a dead line in the rear, measuring 135 feet thereon.

Being the same property conveyed to Charles L. Thomas, Jr., and wife, Dean B. Thomas by deed from Howard L. Gibson and wife, Margaret M. Gibson of record in Book 2540, page 93, said Register's Office. The said Charles L. Thomas, Jr., and Dean B. Thomas have since died, with Charles L. Thomas predeceasing Dean B. Thomas, as known as Mrs. Charles L. Thomas, Jr., of record in Will Book 14, page 303, Docket No. 16991, in the Chancery Court for Robertson County, Tennessee, devised said property to Ruth M. Smith. The said Ruth M. Smith was also appointed as Executrix under said Last Will and Testament.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330 Page 73, said Register's Office, which Plan shows a 75 foot minimum building setback line from Belmont Park Terrace and a 10 foot easement for public utility purposes along the rear line(s); Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4298, page 476, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4708 Belmont Park Terrace, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of September, 2003.

Ruth M. Smith, Executrix and as devisee under the Last Will and Testament of Alma Dean Buie Thomas

: Ruth M. Smith

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Ruth M. Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Executrix (or other officer authorized to execute this instrument) of **Ruth M. Smith, Executrix and as devisee under the Last Will and Testament of Alma Dean Buie Thomas**, the within named bargainor, and the execution of the foregoing instrument as such officer for the purposes therein contained.

Witness my hand and official seal, at office in Davidson Tennessee this the 24th day of September, 2003.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $250,000.00

Affiant

Sworn and subscribed before me this the 24th day of September, 2003.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public