Box 11

Prepared By:
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Davidson County DEEDWARR
Recvd: 06/01/04 14:18 3pgs
Fees:18.00 Taxes:1480.00
20040601-0063901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kim A. Smiley, DDS, MS 343 22nd Avenue North Nashville, TN 37203	**SAME**	**92-11-37**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Local Spiritual Assembly of Baha'is of Nashville, Tennessee, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Kim A. Smiley, DDS, MS, **/MARRIED** the GRANTEE herein, her heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lots 17 and 18 as shown on the map entitled W.B. Cooper's Addition, of record in Plat Book 57, Page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Local Spiritual Assembly of Baha'is of Nashville, by deed of record in Book 6478, Page 571, Register's Office for Davidson County, Tennessee.
>
> **THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTEE.**
> This is improved property known as 2026 Clifton Avenue, Nashville, Tennessee 37203.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

1. Taxes for the year 2004, a lien, which are not yet due and payable;

2. All matters shown on Plat recorded in Book 57, Page 39;

3. Grant of overhead line easement of record as Instrument No. 20020416-0046742.

4. Subject to all other encumbrances, defects, liens and matters of record in the offices of the Davidson County Register of Deeds and the Davidson County Trustee.

GRANTOR further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

Whenever 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 our hands this 26th day of May, 2004.

LOCAL SPIRITUAL ASSEMBLY OF BAHA'IS OF NASHVILLE, TENNESSEE

By: _____
Its: Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Faran Ferdowsi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Treasurer of Local Spiritual Assembly of Baha'is of Nashville, Tennessee, the Bargainor, a Tennessee corporation and that Faran Ferdowsi, as such Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Treasurer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 26th day of May, 2004.

_____
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $400,000.00.

Affiant

Sworn to and subscribed before me this 20th day of May, 2004.

Notary Public

My Commission Expires:

Commission Expires MAY 30, 2007

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.