Return TO:
CONSUMER TRUST TITLE & ESCROW LLC
219 WARD CIRCLE, STE 3
BRENTWOOD, TN 37027

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 403
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:
Rodman M. Smythe
655 River Rouge Road
Nashville, TN 37209

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 06/30/04 12:16 4pgs
Fees:23.00 Taxes:592.00
20040630-0077678

SEND TAX BILL:
Same address

MAP AND PARCEL:
MAP 090.11
GROUP
PARCEL 38.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas S. Hirsbrunner, Sr., as Executor of the Estate of Charline S. Hirsbrunner (deceased)**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rodman M. Smythe**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

BEING Lot Nos. 93 and 94 of the West Nashville Annex, as of record in Book 332, page 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 93 being described as follows: Said Lot, fully described in a Deed to T.J. Hays and R.H. Woodfin of record in Book 340, page 87, said Register's Office, fronts 400 feet on the west side of Basswood Avenue and extends back between lines 1,000 feet on the north line, and 871 feet on the south line, to the Cumberland River, containing 9.95 acres.

SAID Lot No. 94 being described as follows: Beginning at a point in the center of Basswood Avenue, 1,600 feet southerly from the center of the intersection of Robertson Avenue and Basswood Avenue; thence westerly 871 feet to the Cumberland River; thence at right angles and with the low water mark of the Cumberland River southerly 850 feet, thence at right angles easterly 800 feet to the

center of Basswood Avenue; thence at right angles and with the center of Basswood Avenue, northerly 635 feet, more or less, to the point of beginning.

BEING the same property conveyed to John Thomas Hirsbrunner and wife, Charline S. Hirsbrunner, by deed of record in Book 3467, page 87, Register's Office for Davidson County, Tennessee. The said John Thomas Hirsbrunner, having predeceased Charline S. Hirsbrunner and the said Charline S. Hirsbrunner having died February 16, 2004, Thomas S. Hirsbrunner, Sr. was appointed as Executor of the Estate of Charline S. Hirsbrunner (deceased) by the Probate Court for Davidson County, Tennessee under Case No. 04P447.

INCLUDED BUT EXCLUDED HEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

A Tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, November 30, 1967, as follows:

BEGINNING at a concrete monument on the west margin of River Rouge Drive at the northeast corner of Lot 624, Charlotte Park, Section 9, as of record in Book 2900, page 77, Register's Office for Davidson County, Tennessee and proceeding as follows:

With the westerly margin of the proposed extension of River Rouge Drive in a northerly direction and with a 1018.1 [feet] radius curve to the right northwardly 20.8 feet to an iron pin; thence continuing with said westerly margin and a 1581.3 feet radius curve to the right northwardly 99.2 feet to a concrete monument; thence North 77° 21' West a distance of 249.45 feet to an iron pin in a crevice at the waters edge of the Cumberland River; thence with same, North 5° 16' East a distance of 432.19 feet to an iron pin in a 15 inch tree; thence continuing with said waters edge, North 1° 17' East a distance of 293.00 feet to a PK nail at the waters edge of the Cumberland River; thence South 63° 58' East a distance of 891.00 feet to an iron pin on the westerly margin of Basswood Avenue; thence with the aforesaid margin South 25° 31 feet a distance of 654.65 feet to a concrete monument; thence North 76° 04' West a distance of 303.81 feet to a concrete monument on the easterly margin of River Rouge Drive; thence North 74° 55' West a distance of 50.50 feet to the point of beginning and containing 11.54 acres as per survey by Turner Engineering Company, Inc., dated November 30, 1967.

Expressly reserved to Charline S. Hirsbrunner, her heirs and assigns, is a perpetual easement running with the land, for the purposes of ingress and egress from River Rouge Drive extended in front of the said Charline S. Hirsbrunner's residence, as it existed on the land on November 30, 1967.

See Deed reference Book 4196, page 206, Register's Office for Davidson County, Tennessee.

This is improved property known as 655 River Rouge Road, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rodman M. Smythe, his heirs and assigns, forever; and I, Thomas S. Hirsbrunner, Sr., as Executor of the Estate of Charline S. Hirsbrunner (deceased), do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my hand this the 25 day of June, 2004.

The Estate of Charline S. Hirsbrunner (deceased)

By: Thomas S. Hirsbrunner, Sr. Agt.
Thomas S. Hirsbrunner, Sr.,
Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas S. Hirsbrunner, Sr., Executor of The Estate of Charline S. Hirsbrunner

(deceased), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within Warranty Deed for the purposes therein contained, in his capacity as Executor of said Estate.

Witness my hand and official seal at Nashville, Tennessee, this the 25 day of JUNE, 2004.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me undersigned this 25 day of JUNE, 2004.

NOTARY PUBLIC

My Commission Expires: _____