WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/04 15:56 2pgs
Fees:13.00 Taxes:601.25

20041020-0126525

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$162,500.00.**

Robert L. Smith Jr.
Affiant

Subscribed and sworn to before me this 19th day of October, 2004

Notary Public
My Commission Expires: (Affix Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/30/2007

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 372

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
Robert L. Smith Jr.	First Horizon	106-16-0-033.00
407 Hollydale Drive	2525 W. End Ave. #400	
Nashville, TN 37217	Nashville, TN 37203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John A. Spann, Jr. and wife, Gwen K. Spann**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert L. Smith Jr., unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 on the plan of Hill-N-Dale Acres, of record in Book 2900, pages 33 and 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning on the northwesterly margin of Hollydale Drive at the corner of Lots Nos. 7 and 8; thence with the line between said two lots northwestwardly 218 feet to the southeasterly line of Lot No. 3; thence with the line between Lots Nos. 2, 3 and 8 northeastwardly 205.5 feet to the corner of Lots Nos. 8 and 9; thence with the line between said two lots southeastwardly 201.3 feet to the northwestern margin of said Hollydale Drive; thence with same around a curve with a radius of 50 feet, southwardly 49.9 feet to a concrete monument; thence continuing with said Drive around a curve with a radius of 25 feet southwardly 21 feet to a concrete monument ; thence continuing with said Drive southwestwardly 111 feet to the beginning.

Being the same property conveyed to John A. Spann, Jr. and wife, Gwen K. Spann, by deed from N. D. Richardson, on September 7, 1962, of record in Book 3432, page 503, Register's Office for Davidson County, Tennessee. The said John A. Spann, Jr. having since died on January 1, 1985, leaving said property to Gwen K. Spann by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 33 and 34, Register's Office Davidson County, Tennessee.

This is improved property known as: **407 Hollydale Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 18, 2004.

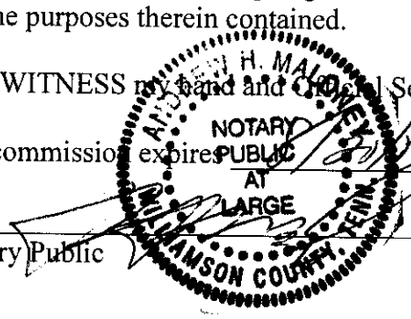
PICK-UP

Gwen K. Spann
Gwen K. Spann

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gwen K. Spann** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 18, 2004



My commission expires _____

_____
Notary Public