Box 23
MSH

This Instrument Prepared By:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Address New Owner as follows:
Joshua H. Smith
180 9th Avenue North
#402
Nashville, Tennessee 37203

Send Tax Bills To:
same

Map-Parcel No.
73-5/4

Davidson County DEEDWARR
Recvd: 11/12/04 14:02 4pgs
Fees:23.00 Taxes:366.50
20041112-0136407

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

The actual consideration or value, whichever is greater, for this transfer is $ 99,054.11.

Joshua H Smith
Affiant

Subscribed and sworn to before me this the 7th day of Nov., 2004.

STEPHANIE L. GOOD NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

Stephanie L Good
Notary Public

My Commission Expires: 12-4-06

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paula Jean Jones, an unmarried person**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Joshua H. Smith**, hereinafter called "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property known as 2214 Fernwood Drive, Nashville, Tennessee 37216.

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, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that she is lawfully seized 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.

And Grantor does further covenant and bind herself, her heirs, assigns, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS this 7th day of Nov., 2004.

Paula Jean Jones, an unmarried person

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Paula Jean Jones, an unmarried person**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of Nov., 2004.

Notary Public

My Commission Expires: 12-4-06

STEPHANIE GOOD
NOTARY PUBLIC AT LARGE
KNOX COUNTY, TENN.

N MBII 482607 v1
0-0 10/29/04

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of Dalewood, Section IV, as shown on plat of record in Plat Book 1835, Page 21, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Paula Jean Jones by deed of record in Instrument No. 20001025010596 9, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2004 and subsequent years.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument of record in Book 4147, page 181, Register's Office for Davidson County, Tennessee.

3. All matters as shown on Plat recorded in Book 1835, page 21, Register's Office for Davidson County, Tennessee.