THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ **First Title & Escrow Co., Inc.** **FTEC File No. 23720-12-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $.216,000.00 Affiant Subscribed and sworn to before me this 16th day of December, 2004. Notary Public My Commission Expires: 5-17-2008

ASHLEY W. BLACKBURN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner: Sandra M. Kelsey 6917 Sunnywood Drive Nashville, TN 37211	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.173-9-A Parcel No. 144. CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Don B. Smithson and wife, Susan E. Smithson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra M. Kelsey, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6917 Sunnywood Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of December, 2004.

Don B. Smithson by: Atty In Fact
By Gerald G. Patterson, as his Attorney in Fact

Susan E. Smithson by Atty In Fact
By Gerald G. Patterson, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared **Gerald G. Patterson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Don B. Smithson and Susan E. Smithson as their Attorney-In-Fact, and as the free act and deed of the within of Don B. Smithson and Susan E. Smithson as their Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of December, 2004.

Notary Public

My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/28/04 14:45 2pgs
Fees:13.00 Taxes:799.20

20041228-0153162

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Section One Lenox Village II, as of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Don B. Simpson and wife, Susan E. Smithson by deed dated 7/28/04 from Lenox Village II, LLC, a Tennessee limited liability company of record in Instrument No. 20040729-0090980, Register's Office for Davidson County, Tennessee. The said Don B. Simpson and Don B. Smithson are one and the same person

This conveyance is made subject to:

1. 2004 County Taxes which have been paid, prorated and assumed by the Grantee.
2. Charter of Incorporation of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Village, of record in Instrument No. 20020315-0032825, amended in Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 421, page 146, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20020722-0087469, Register's Office for Davidson County, Tennessee.

Return To:
Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067