Davidson County DEEDWARR
Recvd: 12/30/04 14:19 3 pgs
Fees:18.00 Taxes:1665.00
20041230-0154864

Box 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 450,000.00.

Affiant

Subscribed and Sworn to before me on this 30 day of December, 2004.

Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address New Owner(s)	Sent Tax Bills To	Map-Parcel Number(s)
Troy and Jeanie Smith ~~1000 Sutton Hill Road~~ 1138 Brookwood Lane Nashville, TN ~~37204~~ 37220	SAME	118-11/145.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARLES R. WOLF, MARRIED, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto TROY SMITH AND WIFE, JEANIE SMITH ("Grantee") certain real estate located in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 25 of Block "J" on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles R. Wolf by deed from William R. Miller and Minnie C. Miller, of record in Book 5663, page 447, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Book 1130, page 36, said Register's Office.

This is improved property known as 720 Thompson Lane, Nashville, Tennessee 37204.

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

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, and Grantor does covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons claiming, by, through or under said Grantor, but not otherwise.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Melissa H. Wolf joins in this conveyance for the purpose of conveying any marital interest she may have in and to the herein conveyed property.

Witness my hand this 30th day of December, 2004.

GRANTORS:

CHARLES R. WOLF

MELISSA H. WOLF

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Wolf and Melissa H. Wolf, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fulton County, Georgia this 30th day of December, 2004.

My commission expires:



Josephine M. Cole

Notary Public