Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
William H. Smallman ~~4125 Lealand Lane~~ P.O. Box 158444 Nashville, TN ~~37204~~ 37215	Same as New Owner	Map 91-16, Parcel 340
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WHS 1/28/05

Davidson County DEEDWARR
Recvd: 01/31/05 13:41 3 pgs
Fees:18.00 Taxes:510.60
20050131-0011173

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Hoyte M. Snow and wife, Peggy B. Snow** ("Grantor") has bargained and sold, and hereby transfers and conveys to **William H. Smallman, a single person** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. This conveyance is subject to any and all existing easements and restrictions of record.

3. This conveyance is subject to the plan of record in Book 421, Page 92 Register's Office for Davidson County, Tennessee.

4. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 3912 Nevada Ave Nashville, Tennessee 37209.

EXECUTED this 28th day of January, 2005.

Hoyte M. Snow
Hoyte M. Snow

Peggy B. Snow
Peggy B. Snow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Hoyte M. Snow and Peggy B. Snow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 28th day of January, 2005.

Notary Public

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of JANUARY, 2005.

NOTARY PUBLIC

My Commission Expires:
1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of C. C. Paris Subdivision of the west part of Block No. 1 of Realty Savings Bank and Trust Company's Plan in Book 421, page 92, Register's Office for said County as follows:

Said Lot No. 1 fronts 50 feet on the northerly side of Nevada Avenue and runs back between parallel lines with the easterly margin of 40th Avenue North, 150 feet to an alley.

Being the same property conveyed to Hoyte M. Snow and wife, Peggy B. Snow by deed from William F. Ackerman and wife, Helen A. Ackerman of record in Book 4384, page 634, Register's Office for Davidson County, Tennessee.