Davidson County DEEDWARR
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Fees:13.00 Taxes:4819.77

20050217-0018168

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,302,641.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2005.

Notary Public

My commission expires: 3-1-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert L. Smith, Jr.	**New Owner**	**Map 130-11, Parcel 049.00**
902 Lynnwood Boulevard		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Susan Thetford and Hugh Nelson Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert L. Smith, Jr. and wife, Mary Loch Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 34th Councilmanic District of Davidson County, TN, being parts of Lots 12 and 13 on the Plan of Carter and King Lands, as of record in Book 57, Page 99, Register's Office for said County, and being Lot No. 19 of Block A, on the unrecorded subdivision of Tyne Meade, Section No. 2 and located on the east margin of Lynnwood Boulevard, south of Warner Place and north of Tyne Boulevard, and being Parcel 49 on Map 130-11 as evidenced in Deed Book 5596, Page 281, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin located on the east margin of Lynnwood Blvd., said pin being the northwest corner of the herein described tract and said point being the southwest corner of Conklin (Parcel 48) as evidenced in Deed Book 9941, Page 115, Register's Office for Davidson County, Tennessee, thence; leaving the east margin of Lynnwood Blvd., following along the line common to the property herein described and to Conklin, South 76 deg. 34 min. 16 sec. East a distance of 248.05 feet to an iron pin, said iron pin being the northeast corner of the property herein described, and said point also being the southeast corner of Conklin, and said point also being in the west line of Crowe (Parcel 65) as evidenced in Deed Book 9937, Page 552, said Register's Office; thence leaving the line common to Conklin, following the line common to Crowe and passing the northwest corner of McFadden (Parcel 64), as evidenced in Instrument No. 20030507-0060914, said Register's Office, and continuing with the line common to McFadden, South 13 deg. 43 min. 00 sec. West a distance of 100.00 feet to an iron pin, said iron pin being the southeast corner of the property herein described and said iron pin being in the west line of McFadden and said point also being the northeast corner of Gander (Parcel 50) as evidenced in Deed Book 9365, page 720, said Register's Office; thence leaving line common to McFadden, following along the line common to the property herein described and to Gander, North 76 deg. 33 min. 39 sec. West a distance of 247.72 feet to an iron pin in the east margin of Lynnwood Blvd., said iron pin being the southwest corner of the property herein described and said iron pin being the northwest corner of Dander, thence; leaving the line common to the property herein described and to Gander, following along the east margin of Lynnwood Blvd., North 13 deg. 31 min. 45 sec. East a distance of 99.95 feet to a point; the beginning, containing 24782 square feet or 0.5689 acres more or less, according to a survey dated March 26,2004 by Jesse E. Walker, RLS No. 1486, P.O. Box 210456, Nashville, Tennessee, 37221, Job No. 04106.

Being the same property conveyed to Susan Thetford and Hugh Nelson Partnership by deed from The James Walter Pickle Charitable Foundation of record in Instrument #20040414-0042087, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **902 Lynnwood Boulevard, Nashville, TN 37205**

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 said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs 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 my/our hand(s) this 14th day of February, 2005.

Susan Thetford and Hugh Nelson Partnership

BY: Susan Thetford, Partner

BY: Hugh Nelson, Partner

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Susan Thetford, Partner and Hugh Nelson, Partner** of **Susan Thetford and Hugh Nelson Partnership**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the **Partners** of **Susan Thetford and Hugh Nelson Partnership,** the within bargainors, and corporation, and that they as such **Partners** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Susan Thetford** as **Partner and Hugh Nelson, Partner.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **14th** day of **February, 2005.**

Notary Public

My Commission Expires: 3-1-08

RITA MANGRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN