Return To:
Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 46174
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/03/05 15:54 2 pgs
Fees:13.00 Taxes:2401.30
20050303-0023865

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Gregory Jones Allison Sisk Jones 720 Greeley Drive Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 115-04-060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$649,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chris G. Smith and spouse Charlotte W. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Gregory Jones and Allison Sisk Jones** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Hillwood Estates of record in Book 2331, pages 95 and 96 Register's Office for said County. Described as follows:

Beginning on the northeasterly margin of Greeley Drive, at the southwest corner of Lot No. 214 on said plan; thence with the northeasterly margin of said Drive, southeastwardly 178.06 feet to a monument at the beginning of a curve; thence around said curve having a radius of 25 feet, northeastwardly 39.6 feet to a monument at the northwesterly margin of Georgetown Road; thence with the northwesterly margin of said Road, northeastwardly 212 feet to the southwest corner of Lot No. 212 on said Plan; thence with the line between said Lots Nos. 212 and 213, northwestwardly 202 feet to a monument at the corner of Lots Nos. 212, 213 and 214; thence with the line between said Lots Nos. 213 and 214, southwestwardly 238 feet to the beginning.

Being the same property conveyed to Chris G. Smith and wife, Charlotte W. Smith by deed from Mose L. Levitan, unmarried of record in Book 10444, page 554, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Pages 95 and 96, said Register's Office, which Plan shows a 100 foot minimum building setback line from Greeley Drive and a 75 foot minimum setback line from Georgetown Road.

This is improved property, known as: 720 Greeley, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 2005.

Chris G. Smith

Charlotte W. Smith

State of TENNESSEE

County of DAVIDSON

On this 28th day of February, 2005 , before me the undersigned authority, personally appeared Chris G. Smith and Charlotte W. Smith , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 24 , 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $649,000.00

Affiant

Sworn and subscribed before me this the 28th day of February, 2005

Notary Public

My Commission Expires: _____

EMILY H. PROPHET
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008