THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/05 09:16 2 pgs
Fees:13.00 Taxes:146.15

20050317-0029280

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $39,500.00.

Affiant

Sworn to and subscribed before me this 10th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 1-26-08

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
530 Wesley Avenue Land Tr	Same	Map 71-8
c/o Terry Christison		Parcel 221
P.O. Box 1193		
Brentwood, TN 37024-1193		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Louise Smith Gattis and Fletcher A. Smith, Jr., Co-Executors of the Estate of Fletcher A. Smith, Sr., deceased,** hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **530 Wesley Avenue Land Trust, Terry F. Christian, Trustee**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 44 on the Map of Section One, Joywood Heights, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 44 fronts 60 feet on the south side of Wesley Avenue and runs back between lines, 188.6 feet on the easterly line and 190.2 feet on the westerly line, to a dead line in the rear and measures 60 feet thereon.
>
> Being the same property conveyed to Fletcher A. Smith and wife, Mary S. Smith, by deed from Jessie Lee Miller and wife, Mary Frances P. Miller, of record in Book 2596, page 297, Register's Office for Davidson County, Tennessee, the said Fletcher A. Smith (Sr.) having since died and having been predeceased by Mary S. Smith.
>
> This is improved property known as 530 Wesley Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we are lawfully seized and possessed of said land in

fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, their 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 hand this 10th day of March, 2005.

Mary Louise Smith Gattis
Mary Louise Smith Gattis, Co-Executor

Fletcher A. Smith Jr.
Fletcher A. Smith, Jr., Co-Executor

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Mary Louise Smith Gattis and Fletcher A. Smith, Jr., Co-Executors of the Estate of Fletcher A. Smith, Sr.**, the Bargainer, 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 official seal this 10th day of March, 2005.

L. R. DeMarco
NOTARY PUBLIC

L. R. DeMARCO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-26-08