PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 46204
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/22/05 15:00 2 pgs
Fees:13.00 Taxes:556.30
20050322-0031304

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jaime L. Pruett 604 Durrett Drive Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 147-10-164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey D. Smarr and spouse, Shelby M. Smarr**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jaime L. Pruett, unmarried** 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. 22 on the Plan of Whispering Hills Section I of record in Book 2331, pages 82, 83 and 84 Register's Office for said County.

Said Lot No. 22 fronts 151.0 feet on the northeasterly margin of Durrett Drive and extends back 195.0 feet on the northwesterly line and 207.0 feet on the southeasterly line to a dead line in the rear, measuring 151.4 feet thereon.

Being the same property conveyed to Jeffrey D. Smarr and Shelby M. Smarr, husband and wife by deed from Faye Hardeman of record in Book 11402, page 778, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Pages 82, 83 and 84, said Register's Office, which Plan shows a 110 foot minimum building setback line from Durrett Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot. And a 2.5 x 20 foot utility anchor easement located on the southerly front corner of said lot.

This is improved property, known as: 604 Durrett, Nashville, Tennessee 37211

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 15th day of March, 2005.

Jeffrey D. Smarr

Shelby M. Smarr

State of TENNESSEE
County of DAVIDSON

On this 15th day of March, 2005 , before me the undersigned authority, personally appeared Jeffrey D. Smarr and Shelby M. Smarr , 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.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 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 ~~$950,000.00~~ $150,350.00

Affiant

Sworn and subscribed before me this the 15th day of March, 2005

Notary Public

My Commission Expires: _____

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006