40-A

Davidson County DEEDWARR
Recvd: 04/25/05 15:39 3 pgs
Fees:18.00 Taxes:277.13
20050425-0045906

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Larry W. Ivey and wife,
Jennifer F. Ivey
1080 Thornberry Trace
Goodlettsville, TN 37072

SEND TAX BILL:

New Owner

MORTGAGEE:
Regions Bank
112 Long Hollow Pike
Goodlettsville, TN 37072

MAP AND PARCEL:

Map 8
Parcel 215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joe N. Smith**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Larry W. Ivey and wife, Jennifer Ivey**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is unimproved property known as 3554 Baxter Road, Joelton, TN 37080, and has never been the principal residence of Grantor or Grantor's spouse.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of April, 2005.

Joe N. Smith

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joe N. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22 day of April, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $74,900.00.

Jennifer T. Doe
AFFIANT

Subscribed and sworn to before me
this 22 day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

EXHIBIT A

Land in the First Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 21,2001 known as Job No. 940384 more particularly described as follows:

Beginning at an iron pin set on the Northerly margin of Baxter Road, said point being the Southwest corner of this tract and also being the Southeast corner of the Joe N. Smith land of record in Book 9653, page 184 R.O.D.C.,Tn.; thence leaving the margin of Baxter Road and with the line of Smith N05°29'56"E 634.99' to an iron pin set; thence S82°51'48"W 150.00' to an iron pin set in the line of Elton Miller (Book 7594, pg.794 R.O.D.C.,Tn.); thence with Miller's line and a fence N06°05'03"E 89.57' to an existing axle and T-Post; thence continuing with the same N05°54'12"E 185.44' to an existing iron pin; thence with the line of Donald Armstrong (Book 7505, pg.657 R.O.D.C.,Tn.) and an old fence N39°15'48"E 161.79' to an existing iron pin; thence continuing with the same N83°47'38"E 195.00' to an iron pin set; thence leaving Armstrong S02°38'27"W 1041.26' to an iron pin set on the margin of Baxter Road; thence with the said margin (25' North of the centerline) and with a curve to the right having a radius of 912.32' and a long chord of 149.83' said chord having a bearing of N88°39'58"W a distance along the curve of 150.00'to an iron pin; thence continuing with the same N85°03'51"W 39.21' to the point of beginning, containing 5.04 acres more or less

Being the same property conveyed to Joe N. Smith by deed from Gayron C. Lytle and wife, Naomi D. Lytle of record in Instrument No. 20011231-01145228, Register's Office for Davidson County, Tennessee.