Davidson County DEEDWARR
Recvd: 04/29/05 09:20 3 pgs
Fees:18.00 Taxes:841.75
20050429-0047692

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
William H. Smallman Post Office Box 158444 Nashville, TN 37215	Same	Map 128-10, Parcels 198 and 199
This instrument prepared by: David B. Gray, Attorney Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Mark Duke** ("Grantor") has bargained and sold, and hereby transfers and conveys to **William H. Smallman, unmarried** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. This conveyance is subject to any and all existing easements and restrictions of record.

3. This conveyance is subject to the plan of record in Book 5210, Page 236, Register's Office for Davidson County, Tennessee.

4. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 250-252 and 254-256 Colt Drive Nashville, TN 37221.

EXECUTED this 25th day of April, 2005.

Mark Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mark Duke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, TN this 25th day of April, 2005.

Notary Public

My Commission Expires:
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $227,500.00.

AFFIANT

Subscribed and sworn to before me this 25th day of April, 2005.

NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

TRACT I:
Being Lot No. 5 on the Plan of Stacy Square, Section 5-B, of record in Plat Book 5210, page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark Duke from Thomas A. Jayroe by quitclaim deed of record in Instrument No. 20050303-0023552, Register's Office for Davidson County, Tennessee.

TRACT II:
Being Lot No. 6 on the Plan of Stacy Square, Section 5-B, of record in Plat Book 5210, page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark Duke from J & D Properties, a Tennessee Partnership by corrective quitclaim deed of record in 20050303-023551, Register's Office for Davidson County, Tennessee.