THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/23/05 13:56 3 pgs
Fees:18.00 Taxes:296.00
20050523-0057882

ADDRESS NEW OWNER
William L. Berkley
201 Brandywine Drive
Old Hickory, TN 37138

SEND TAX BILLS
OWNER

MAP-PARCEL
MAP 96-13, PARCEL 21.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Brian Smith, Eric Wayne Smith, Patricia Bartlett, Benjamin James Smith and Caroline Rhea Smith,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William L. Berkley and wife, Cynthia S. Berkley,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 94 on the Plan of Perry Heights, of record in Plat Book 2900, Page 18, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James Brian Smith, Eric Wayne Smith, Patricia Bartlett, Benjamin James Smith and Caroline Rhea Smith by Executrix's Quitclaim Deed from Mardell Steelman, Executrix of the Estate of Ruby Elise Smith, dated April 21, 2005 and recorded May 2, 2005 of record in Instrument No. 20050502-0048492 and re-recorded in Instrument No. 20050523-0057881, **Register's Office, Davidson County, Tennessee.**
Conservators were appointed for Carolyn Rhea Smith pursuant to an order in case no. 03P-555, Circuit Court for Davidson County, Tennessee, Probate Division, and the conservator, Dorothy B. Pettersen, executes this Deed on behalf of said Grantor pursuant to Order Approving Sale of Real Property entered May 18, 2005, in said Court.
Caroline Rhea Smith and Caroline R. Smith are one in the same person.
This is the same description as in previous deed of record.
This conveyance is subject to Restrictive Covenants of record in Book 2928, Page 445, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as 435 Heney Drive Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 our hands this 18th day of May, 2005.

Caroline R. Smith by

Caroline R. Smith

Dorothy B. Pettersen

Dorothy B. Pettersen, Conservator

James Brian Smith

Eric Wayne Smith

Patricia Bartlett

Benjamin James Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy B. Pettersen, Conservator for Caroline R. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Conservator of the maker, and is authorized to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 18th day of May, 2005.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named , James Brian Smith, Eric Wayne Smith, Patricia Bartlett, Benjamin James Smith, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 18th day of May, 2005.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

Angie M. Watson
AFFIANT

Subscribed and sworn to before me this 18th day of May, 2005.

NOTARY PUBLIC

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 12-15-07