THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24172-04-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $749,000.00. Affiant Subscribed and sworn to before me this 9th of May, 2005. Notary Public My Commission Expires: GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Betsy Vinson McInnes 5132 Boxcroft Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.13-0 Parcel No. 145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Smith Warner and Overton Thompson Smith, Co-Executors under the Last Will and Testament of Margaret Thompson Smith** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Betsy Vinson McInnes, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5132 Boxcroft Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of May, 2005.

Margaret Smith Warner, Co-Executor under the Last Will and Testament of Margaret Thompson Smith

Overton Thompson Smith, Co-Executor under the Last Will and Testament of Margaret Thompson Smith

Margaret Smith Warner, individually

Overton Thompson Smith, individually

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared **Margaret Smith Warner and Overton Thompson Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Co-Executors under the Last Will and Testament of Margaret Thompson Smith, and that as such Co-Executors executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2005.

Notary Public

My Commission Expires: GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 05/23/05 14:44 2 pgs
Fees:13.00 Taxes:2771.30
20050523-0057992

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Margaret Smith Warner and Overton Thompson Smith,** 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, at office, this 10th day of May, 2005.

Notary Public

My Commission Expires:

D.G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

"EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Boxcroft, as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Margaret T. Smith, a widow by deed dated May 17, 1983 from Mary B. Braden, a widow of record in Book 6060, page 533, Register's Office for Davidson County, Tennessee. The said Margaret T. Smith died on July 4, 2004. Pursuant to the terms of her will, filed as Instrument No. 5659/1569889, Davidson County Probate Court Clerk's Office, all real estate is to be treated as a probate asset and the Co-Executors are authorized to sell and convey same, subject to the right of Margaret Smith Warner and Overton Thompson Smith to purchase same. Margaret Smith Warner and Overton Thompson Smith qualified as Co-Executors of the estate of Margaret T. Smith.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Boxcroft of record in Book 4932, page 76, amended in Book 4956, page 648, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of The Association of Owners of Boxcroft, of record in Book 5365, page 7, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee.
5. Instrument of Correction recorded in Book 5430, page 263, Register's Office for Davidson County, Tennessee.