Davidson County DEEDWARR
Recvd: 06/02/05 09:07 2 pgs
Fees:13.00 Taxes:518.00
20050602-0062088

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2005.

Notary Public
My commission expires: 9/4/05

02-0505-43970

Address of New Owner:	Send Tax Bills to:	Tax Information
Neighborhood Properties, LLC 1707 Villa Place Nashville TN 37212	Neighborhood Properties, LLC 718 Thompson Lane, Ste 108 Nashville, TN 37204	104-08-0-365

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phyllis M. Smith, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Neighborhood Properties, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being the northerly 55 feet of the southerly 60 feet of Lot No. 9 on the Plan of the subdivision of Lot No. 60 in O. B. Hayes' Plan of large lots, called Robeby, as of record in Book 161, Page 133, Register's Office for Davidson County, Tennessee. Said part of Lot No. 9 fronts 55 feet on the westerly side of Villa Street and runs back between parallel lines 145 1/2 feet to an alley.

Being the same property conveyed to Jesse L. Harris and wife, Christine S. Harris by deed from Sam Garfinkle and wife, Eva R. Garfinkle, of record in Book 3701, Page 140, Register's Office for Davidson County, Tennessee. Jesse L. Harris died. Christine S. Harris, aka Maria Christine Harris died testate and by Will of record in Will Book 187, Page 3, Probate Court Clerk's Office for Davidson County, Tennessee, Docket #93P-1369 subject property was devised to Phyllis M. Smith. Affidavit of Heirship of record in Book 10041, Page 700, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1707 Villa Place, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of May, 2005.

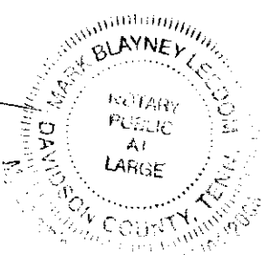
Phyllis M. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phyllis M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of May, 2005.

Notary Public
State of Tennessee at Large



My Commission expires 9/4/05