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. 24101-04-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $145,500.00. Affiant Subscribed and sworn to before me this 31st day of May, 2005. Notary Public My Commission Expires: EXPIRES FEBRUARY 19, 2007 SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin, TN 37064

SANDRA S. TOMLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Scott Smith 809 Harpeth Bend Drive Nashville, TN 37221	**Send Tax Bills To:** owner	**Tax Information:** Map No.156.02-0 Parcel No. 187.00

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, **Eric J. Lindstrom and wife, Charmaine C. Lomboy Lindstrom**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Smith** ("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 809 Harpeth Bend Drive, Nashville, TN 37221

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 31st day of May, 2005.

Eric J. Lindstrom

Charmaine C. Lomboy Lindstrom by Eric J. Lindstrom, her attorney-in-fact

Eric J. Lindstrom, Atty-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Eric J. Lindstrom**, 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 31st 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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric J. Lindstrom**, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Charmaine C. Lomboy Lindstrom** and is authorized by the said **Charmaine C. Lomboy Lindstrom** to execute this instrument on HIS behalf.

Witness my hand, at office, this 31st day of May, 2005.

My commission expires:

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/03/05 12:54 2 pgs
Fees:13.00 Taxes:538.35

20050603-0063417

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 739 on the Plan of Section Two Harpeth Woods, as of record in Plat Book 5200, page 280, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Eric J. Lindstrom and wife, Charmaine C. Lomboy by deed dated May 31, 2001 from Matthew R. Foster and wife, Susan K. Foster of record in Instrument No. 20010604-0057625, Register's Office for Davidson County, Tennessee. The said Charmaine C. Lomboy now known as Charmaine C. Lomboy Lindstrom.

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. Restrictive covenants contained in an instrument of record in Book 5884, page 840, 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. All matters appearing on the Plan of record as Book 5200, page 280, Register's Office for Davidson County, Tennessee.