Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/28/05 10:30 2 pg
Fees:13.00 Taxes:1720.50
20050628-0074142

39-B
File #05-1196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Overton T. Smith, and wife, Jeanette E. Smith, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto David Mensel, and wife, Mary F. Mensel, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, and being Lot No. 5 on the plan of Bowlingate as of record at Book 6250, Page 844, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Overton T. Smith from Paul Fred Pancoast and wife, Carolyn A. Pancoast by deed dated April 26, 2001 of record in Instrument No. 20010426-0042288, Register's Office for Davidson County, Tennessee. Jeanette E. Smith, spouse of Overton T. Smith, joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3616 Bowlingate Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of June, 2005

Overton T. Smith

Jeanette E. Smith

State of Tennessee)
County of Davidson)

On this 22nd day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Overton T. Smith and Jeanette E. Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 465,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of June, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
David Mensel
3616 Bowlingate Lane
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
117-5-A-500