PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 46330
Dav. Co. File: Box 8

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 07/06/05 14:54 2 pg
Fees:13.00 Taxes:3515.00

20050706-0077622

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amy Jackson Smith 4303 Iroquoise Avenue Nashville, Tennessee 37205	First Horizon Home Loans 4000 Horizon Way Irving, TX 75063

TAX MAP-PARCEL NUMBERS: 130-07-059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$950,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy W. Lawrence, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Jackson Smith** 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, being Lot No. 178 A-1 on the Plan of the Re-Subdivision of part of Royal Oaks of record in Plat Book 974, pages 4 and 5, Register's Office for said County.

SAID Lot No. 178 A-1 fronts 100 feet on the southerly margin of Iroquois Avenue or Place and extends back 223.5 feet on the easterly line and 226 feet on the west line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Peggy W. Lawrence by deed from Michael J. Rose, Jr., and spouse, Carole C. Rose of record in Document No. 20020613-0072328, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All matters shown on the Plan of record in Book 974, Pages 4 and 5, said Register's Office. Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, Page 398 said Register's Office.

Thomas P. Lawrence, spouse of Peggy W. Lawrence, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

This is improved property, known as: 4303 Iroquois Avenue, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 1st day of July, 2005.

Peggy W. Lawrence

Thomas P. Lawrence

State of TENNESSEE

County of DAVIDSON

On this 1st day of July, 2005 , before me the undersigned authority, personally appeared Peggy W. Lawrence and Thomas P. Lawrence 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.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $950,000.00

Affiant

Sworn and subscribed before me this the 1st day of July, 2005

My Commission Expires: May 24 2008

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public