This Instrument Was Prepared By:

Kirk C. Waite, Attorney
7123 Crossroads Boulevard
Suite A
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Affiant

Subscribed and sworn to before me, This 14th day of July, 2005.

Notary Public

My Commission Expires: 6-29-09

Davidson County DEEDWARR
Recvd: 07/20/05 07:42 2 pgs
Fees:13.00 Taxes:395.90
20050720-0084094

Address New Owner	Send Tax Bills to:	Map-Parcel
Ashton M. Smith 132 Academy Square Nashville, TN 37210	Mickey Moore 149 Hunter Drive Martin, TN 38237	93-11-0-A132.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Donna M. Jennings, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Ashton M. Smith, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 132 on the Plan of Academy Square of record in Book 5200, Page 614, Register's Office for Davidson County, Tennessee, to which the plan reference is made for a more complete description.

Being the same property conveyed to Donna M. Jennings, by Deed from John L. Fair, Sr., of record in Instrument No. 20000925-0094887, Register's Office for Davidson County, Tennessee.

Robert Jennings Joins in this conveyance to convey any and all marital interest he may have in said property.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. All matters contained in Restrictive Covenants of record in Book 6117, Page 681, and Amended in Book 6222, Page 873 and Book 9520, Page 748, Register's Office for Davidson County, Tennessee.
3. All matters set forth in Plat of record in Book 5200, Page 614, Register's Office for Davidson County, Tennessee.
4. Subject to By-laws of record in Book 6117, Page 700, Register's Office for Davidson County, Tennessee.

This is improved property known as : 132 Academy Square, Nashville, TN 37210

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of July, 2005.

Donna M. Jennings

Robert Jennings

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF SHELBY

Before me, Karin S. Howard, a Notary Public of the State and County aforesaid, personally appeared Donna M. Jennings and Robert M. Jennings, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Birmingham, ~~Tennessee~~ Alabama, this 14th day of July, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 29, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS