RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,000.00.

Affiant

Subscribed and sworn to me on July 27, 2005.

NOTARY PUBLIC
My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 07/29/05 13:27 2 pgs
Fees:13.00 Taxes:839.90
20050729-0089009

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Marion H. Smith, III 804 Eades Court Nashville, TN 37221	SAME	142-13-0-a-082.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Frank Walton, and wife, Melissa Walton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Marion H. Smith, III and wife, Linda Johnson Smith, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot #82, on the Plan of Riverside, Phase Two, a Planned Unit Development, as of record in Plat Book 7900, Page 656, said Register's Office, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Frank Walton by Warranty Deed from Rochford Realty and Const. Co., Inc., of record in Book 10397, Page 87, Register's Office for Davidson County, Tennessee, dated March 28, 1997 and recorded March 31, 1997.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Matters shown on plan of record in Book 7900, page 656, in the Register's Office for Davidson County, Tennessee;
> 3. Easement for Harpeth Valley Utilities District, of record in Book 6970, Page 275, Book 6970, Page 278, and in Book 6970, Page 281, said Register's Office;
> 4. Restrictive Covenants/ Declaration of Covenants, Conditions and Restrictions contained in instruments of record in Book 7185, Page 619, Book 7405, Page 780, and Instrument No. 20040419-0044162, said Register's Office.
> 5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 804 Eades Court, Nashville, Tennessee 37221.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Melissa Walton joins in this conveyance for the purpose of transferring any marital interest she may have in the property.

WITNESS our hands on July 27, 2005.

Frank Walton

Melissa Walton

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 27, 2005, before me personally appeared Frank Walton and Melissa Walton, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 27, 2005.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE