WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Anita L Hartel
Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires APRIL 25, 2006
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

G-CASH-05-809

Davidson County DEEDWARR
Recvd: 08/03/05 14:43 2 pgs
Fees:13.00 Taxes:388.50

20050803-0091183

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Smith	New Owner	
809 North 16th Street	(NAME)	83-6-44
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL C. MCCALL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK SMITH AND WIFE, ANITA L. HARTEL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 50 FEET OF LOT NO. 4 ON THE SECOND SUBDIVISION OF THE WEAKLEY HOME TRACT, AS OF RECORD IN BOOK 547, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 4 FRONTS 50 FEET ON THE EASTERLY SIDE OF NORTH 16TH STREET, FORMERLY PORTER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Mary Jean McCall joins herein to convey any and all marital interest she may have in the above-described property.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL C. MCCALL BY QUITCLAIM DEED FROM DONNA R. TAUSCHER, RECORDED ON THE 22ND DAY OF JULY, 1997 IN DEED BOOK 10537, PAGE 349, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 809 North 16th Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 27th day of July, 2005.

M C. M Call
Michael C. McCall

Mary Jean McCall by M C. M Call as Attorney in Fact
Mary Jean McCall by Michael C. McCall as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

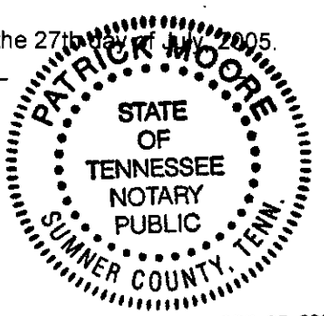
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael C. McCall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2006

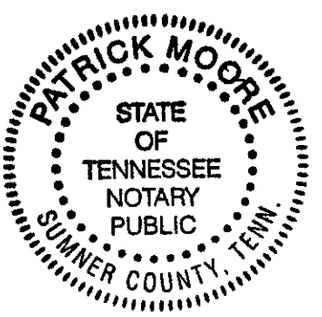
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael C. McCall, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Mary Jean McCall and acknowledged that he/she executed the same as the free act and deed of the said Mary Jean McCall.

Witness my hand and official seal at Davidson County
on this the 27th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903