BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 08/09/05 11:24 2 pgs
Fees:13.00 Taxes:1365.30

20050809-0094234

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **August, 2005** by and between **James L. Kendrick and wife, Susan M. Kendrick** , herein after referred to as GRANTOR, and **E. Lee Smith, Jr and wife, Deborah U. Smith and Bernard L. Smith and wife, Ursula M. Smith, as tenants in common with rights of survivorship**, herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Fieldcrest Estates Subdivision, of record in Plat Book 2331, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Special Exceptions:

1) All matters appearing on the Plan of Fieldcrest Estates Subdivsion, of record in Plat Book 2331, page 124, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Book 2542, page 219, Register's Office for Davidson County, Tennessee.

3) Plat shows a 10 foot easement for public utilities along the northerly rear of lot and a 75 foot setback line from Brentview Court.

4) Sanitary Sewers and/or Storm Drainage Easement Agreement of record in Book 7704, page 539, Register's Office for Davidson County, Tennessee.

5) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Kendrick and wife, Susan M. Kendrick by Warranty Deed from John N. Bornstein and wife, Kristy B. Bornstein of record in Instrument No. 200405200059634, dated May 19, 2004, recorded May 20, 2004, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5004 Brentview Court, Nashville, TN 37220

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

James L. Kendrick
Signature of Seller

Susan M. Kendrick
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **James L. Kendrick and wife, Susan M. Kendrick** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **August, 2005.**

Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires:_____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
E. Lee Smith, Jr and Deborah U. Smith and Bernard L. Smith and Ursula M. Smith
5004 Brentview Court, Nashville, TN 37220

Send Tax Statements to:
Wells Fargo Bank, N.A.
11301 Carmel Commons Blvd., Ste 309, Charlotte, NC 28226

Map and Parcel--146.06-0-032.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$369,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **August, 2005.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
25-1-308