THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24641-08-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00 Affiant Subscribed and sworn to before me this 31st day of August, 2005. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE Notary Public

Davidson County DEEDWARR
Recvd: 09/02/05 15:25 3 pgs
Fees:18.00 Taxes:3977.50

20050902-0106042

WARRANTY DEED

Address New Owner: Brooks R. Smith, Janna E. Smith 2309 Golf Club Lane Nashville, TN 37215	**Send Tax Bills To:** **NEW OWNER**	**Tax Information:** Map No.117-6 Parcel No. 43.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **T. Gregg Wilkinson and wife, Corin Wilkinson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooks R. Smith and wife, Janna E. Smith, as Tenants in Common** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2309 Golf Club Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of August, 2005.

T. Gregg Wilkinson
By Corin Wilkinson, as his Attorney in Fact AIF

Corin Wilkinson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Corin Wilkinson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of T. Gregg Wilkinson as his Attorney-In-Fact, and as the free act and deed of the within named T. Gregg Wilkinson as his Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of August 2005.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, in Nashville, State of Tennessee, this 31st day of August, 2005.

Donald E. Kniffen
Notary Public

My Commission Expires: _____

DONALD E. KNIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 145 feet of the easterly 150 feet of the southerly part of Lot No. 6 on the Map of E.L. Hampton's Subdivision called "Hillsboro Heights" not of record and described according to a survey by R.T. Sanford, dated Mary 7, 1962, as follows:

BEGINNING at an iron pin in the southerly margin of Golf Club Road, said point being 605 feet westerly from the center line of 23rd Avenue, South, said point also being 5 feet west of the dividing line between Lots Nos. 5 and 6 on said Plan; thence southerly parallel to and 5 feet west of said dividing line, 342.7 feet more or less, to an iron pin in the northerly line of Lot No. 14 on said Plan; thence with the line between Lots Nos. 6 and 14 westerly 145 feet to an iron pin; thence northerly 343.2 feet more or less to an iron pin in the southerly margin of Golf Club Road; thence with the margin of the same, easterly 145 feet to the beginning.

Being the same property conveyed to T. Gregg Wilkinson and wife, Corin M. Wilkinson by deed dated 12/29/95 from E.M. Haywood and wife, Georgia N. Haywood of record in Book 9908, page 630, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 9929, page 538, Register's Office for , County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easement for electric and telephone poles and sewerage lines of record in Book 716, page 362, Register's Office for County, Tennessee.