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. 24728-09-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $242,000.00. Affiant Subscribed and sworn to before me this 19th day of September, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 20

WARRANTY DEED

Address New Owner: Patrick Kennedy Jamie Amos Matthew Benjamin 1926 18th Avenue South Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.104.12-0 Parcel No. 251.00

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, **Richard G. Smith and wife, Patricia L. Gailey**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Kennedy and wife, Jamie Amos and Matthew Benjamin, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1926 18th Avenue South, Nashville, TN 37212

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 19th day of September, 2005.

Richard G. Smith

Patricia L. Gailey

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard G. Smith and wife, Patricia L. Gailey**, 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 19th day of September, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/23/05 15:51 2 pgs
Fees:13.00 Taxes:895.40

20050923-0114749

EXHIBIT "A"

Being Lot No. 72 and the northerly 5.0 feet of Lot No. 71 on the Plan of Belmont Park Company Addition to Nashville, as of record in Book 57, page 156, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 and the northerly part of Lot No. 71 front together 55.0 feet on the easterly side of 18th Avenue, South, (formerly Baxter Boulevard) and run back between parallel lines 162.0 feet to an alley.

Being the same property conveyed to Richard G. Smith and wife, Patricia L. Gailey, by deed dated January 20, 1994 from Joel W. Solomon, Jr., married, of record in Book 9232, page 789, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been prorated by the parties and assumed by the Grantee;
2. All matters appearing on the Plan of record as Book 57, page 156, and
3. Easement Agreement for ingress and egress of record in Book 9232, page 786, Register's Office for Davidson County, Tennessee.