58D

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
William H. Smallman P.O. Box 158444 Nashville, TN 37215	Farmers Bank 504 N Jackson Street, Ste. 101 Tullahoma, TN 37388	Map:118-1 Parcel:454 & 269
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 10/03/05 11:16 2 pgs
Fees:13.00 Taxes:942.11

20051003-0118352

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Denise A. Ward** ("Grantor") has bargained and sold, and hereby transfers and conveys to **William H. Smallman** ("Grantee"), and his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 29 and 30 on the plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Denise A .Ward by deed from Wilson Enterprises, Inc., dated June 22, 2004 and of record in Instrument No. 20040624-0075394, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been paid prorated between the parties and assumed by Grantee.

2. This conveyance is subject to any and all existing easements and restrictions of record.

3. This conveyance is subject to the plan of record in Book 57, Page 93, Register's Office for County, Tennessee.

4. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any; easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and his heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 900 & 902 Gilmore Avenue Nashville, TN 37204.

EXECUTED this 30th day of September, 2005.

Denise A. Ward

now known as Denise A. Harvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Denise A. Ward, 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 and seal this 30th day of September, 2005.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

3-21-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $254,625.00.

AFFIANT

Subscribed and sworn to before me this 30th day of September, 2005.

NOTARY PUBLIC

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

3-21-09