# WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-CD-05-1511

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

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 |
|---|---|---|
| Jayne Workman | Jayne Workman (NAME) | |
| 1511 Kirkwood Avenue (ADDRESS) | 3714 Central Ave (ADDRESS) | 117-4-297 |
| Nashville, Tennessee 37212 (CITY) (STATE) (ZIP) | Nashville TN 37205 (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 TERESA C. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAYNE WORKMAN, 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:

BEING LOT NO. 161 ON THE MAP OF VICTORIA PLACE AS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 101 FRONTS 69.9 FEET ON THE SOUTHERLY SIDE OF KIRKWOOD, FORMERLY AUGUSTA AVENUE, AND RUNS BACK 125.0 FEET ON THE EASTERLY LINE AND 124.6 FEET ON THE WESTERLY LINE TO AN ALLEY, MEASURING 69.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TERESA C. SMITH BY QUITCLAIM DEED FROM TODD E. MCDANIEL RECORDED FEBRUARY 4, 2002 IN INSTRUMENT NO. 20020204-0015387, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/08/05 12:52 2 pgs
Fees:13.00 Taxes:740.00

20051108-0135310

unimproved ( )
This is improved (X) property, known as 1511 Kirkwood Avenue, Nashville, Tennessee 37212
(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 2nd day of November, 2005.

Teresa C. Smith by Sylvia Marlow atty-in-fact
Teresa C. Smith

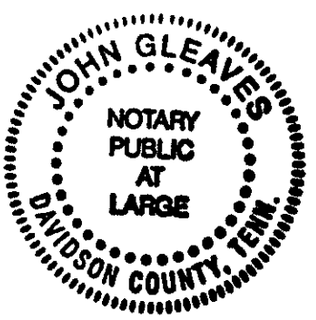
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sylvia Marlow 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 Teresa C. Smith aka Terri Smith and acknowledged that he/she executed the same as the free act and deed of the said Teresa C. Smith aka Terri Smith

Witness my hand and official seal at
Nashville, Tennessee
on this the 2nd day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903