WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/05 07:41 3 pg
Fees:18.00 Taxes:2146.00

20051123-0141360

21197

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF November, 2005.

(Affix Seal) Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bob Haley	NEW OWNER	
~~805 Timber Lane~~ 109 Whitney Place		Map and Parcel 117-02-0 049.00
Nashville, TN 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL JOHN C. SMITH AND WIFE, SALLY B. SMITH, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto BOB HALEY, hereinafter called the GRANTEE(S), his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

LAND in Davidson County, Tennessee, being the northerly 100 feet of the westerly 265 feet of Lot No. 31 on the Map of Forest Park Land Improvement Company's Subdivision, of record in Book 161, page 144, Register's Office for said County.

BEGINNING on the easterly margin of Forest Park Avenue, formerly Maplewood Avenue, at the corner of Lots Nos. 30 and 31; thence with the line between said two lots, eastwardly 265 feet; thence at right angles, southwardly 100 feet, thence at right angles westwardly 265 feet to the easterly margin of Forest Park Avenue; thence with the easterly margin of said Avenue, northwardly 100 feet to the beginning.

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 31 on the plan of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, page 144, Register's Office for said County, described as follows:

BEGINNING at a point on the line between Lots Nos. 30 and 31 on said plan, 265 feet easterly from the easterly margin of Parker, formerly Maplewood Avenue, said point being the northeast corner of a part of Lot No. 31 conveyed to William S. Riddle, Jr., by deed from Hattie Hampton Swann and husband, of record in Book 700, page 667, said Register's Office; thence with the line between said Lots Nos. 30 and 31, eastwardly 149.7 feet to a point in the western boundary line of Block No. 5 on the plan of Stokes Tract, as of record in Book 974, page 24, said Register's Office; thence with the western boundary line of said Stokes Tract, southwestwardly 247 feet; thence westwardly 6 feet to a point on the eastern boundary line of a port of Lots Nos. 31 and 32 conveyed to Mrs. Bernice C. Trimble by deed from Hattie Hampton Swann, et al, of record in Book 770, page 338, said Register's Office; thence with the eastern boundary line of said Trimble Tract and said Riddle Tract, northwardly 200 feet to the beginning.

INCLUDED in the above description, but specifically EXCLUDED there from is that portion of the property conveyed to Bernice B. Trimble by deed from Paul T. Manchester and wife, Emiline S. Manchester, of record in Book 3613, page 615, Register's Office for Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being a portion of the easterly part of Lot No. 31 on the plan of Forest Park Land Improvement Company's Subdivision as of record in Book 161, page 141, Register's Office for said County, described as follows:

BEGINNING at a point on the line in the center (100 feet on each side) of Lot 31 on said plan, 265 feet from the easterly margin of Timber Lane, formerly Parker Avenue and Maplewood Avenue, said point being the northeasterly corner of southern one-half of Lot No. 31 conveyed to Mrs. Bernice B. Trimble by deed from Hattie Hampton Swann, et al, of record in Book 770, page 338, said Register's Office; thence from this point eastwardly 77.5 feet to a point on the westerly boundary line of Block No. 5 on the plan of Stokes Tract, as of record in Book 974, page 24, said Register's Office; thence southwestwardly 119.5 feet to a point; thence westwardly 6 feet to a point on the eastern boundary line of part of Lot 31 and 32; thence northwardly along this line 100 feet to the beginning.

Being the same property conveyed to Michael John C. Smith and wife, Sally B. Smith by Warranty Deed from James Edwin Dunn, Jr. and wife, Gwyn Womble Dunn of record in Book 7500, page 583, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 805 Timber Lane, Nashville, Tennessee 37215.

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), his heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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 21st day of November, 2005:

Michael John C. Smith by his atty in fact — Sally B. Smith

Michael John C. Smith by Sally B. Smith, his Attorney In Fact

Sally B. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named SALLY B. SMITH, the bargainor(s), 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 official seal at Nashville, Tennessee, this 21st day of November, 2005.

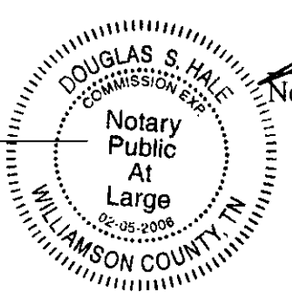
My Commission Expires: DOUGLAS S. HALE COMMISSION EXP. Notary Public At Large 02-05-2006 WILLIAMSON COUNTY, TN

Douglas S. Hale
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2005, before me personally appeared Sally B. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael John C. Smith, and who acknowledged that she executed the same as the free act and deed of said Michael John C. Smith by virtue of the Power of Attorney, duly executed by the said Michael John C. Smith and appearing of record in Instrument No. 20051123 - 0141359, Register's Office for Davidson County, Tennessee.

Witness my hand this 21st day of November, 2005, in Nashville, Tennessee.



Notary Public

My Commission Expires: _____