This Instrument Prepared by, & Return To:
Charles E. Reed, Attorney at Law
325 Plus Park Blvd., Suite 203
Nashville, TN 37217
Telephone: (615) 365-4014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $130,900.00

Affiant

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/06/2007

Subscribed and sworn to before me, this 8th day of November, 2005.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 12/01/05 13:21 2 pgs
Fees:13.00 Taxes:484.33
20051201-0144522

Address of New Owner:	Send Tax Bills to:	Assessor's Parcel ID:
Leta Reimenschneider 1504 Riverside Drive Nashville, TN 37206	NEW OWNER	072-15-0 276.00

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James L. Smith, Jr., a single person, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Leta Reimenschneider, a single person, hereinafter called the Grantee, his/her/their heirs and assigns, the real property, together with all improvements located thereon, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 13 on the Plan of Sharpe and Horn's Sixth Addition, as of record in Book 332, page 118, Register's Office for said County, and being part of Lot No. 19 on the Plan of M. P. Estes Subdivision of Lots Nos. 1, 2 and 4 to 9 inclusive and Parts of Lots 10-13 inclusive on the Map of Sharpe and Horn's Sixth Addition, as of record in Book 843, page 39, said Register's Office and described according to a survey by T. R. Sanford, dated October 9, 1964, as follows:
>
> Beginning at a point in the westerly margin of Riverside Drive, 100 feet north from the northerly margin of McKennell Avenue, said point being 50 feet north from the northeast corner of the property conveyed to A. C. Clifton and wife, by deed from Lillian C. Estes and husband, as of record in Book 785, page 580, said Register's Office; thence westerly and parallel with Clifton's northerly line, 167.8 feet to a point; thence northerly 43.5 feet more or less to a point in an old fence line; thence eastwardly along said fence and along the same, extended 183 feet to a point in the west margin of Riverside Drive; thence with the margin of the same, southwardly 50 feet to the point of beginning.

Being the same property conveyed to James L. Smith, Jr., by virtue of a Warranty Deed dated January 18, 1999, from C. Eric Stevens, Executor for the Estate of Sarah Margaret Farler, of record in Book 11311, page 495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2005 taxes, a lien due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the Plan of record in Book 332, page 118, Register's Office for Davidson County, and on the Plan of record in Book 843, page 39, said Register's Office.
3. All matters of record in the Register's Office of Davidson County, Tennessee.

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, his/her/their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind him/her/themselves, his/her/their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his/her/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.

This property is improved property known as: 1504 Riverside Drive, Nashville, TN 37206.

WITNESS my hand this 8th day of November, 2005.

James L. Smith, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Smith, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 2005.

Notary Public

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

My Commission expires: 03/19/2006