BOX 13
10794

This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
DON R. MCEACHERN
3004 Lebanon Pike
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/28/05 14:12 2 pgs
Fees:13.00 Taxes:1098.53
20051228-0155497

SEND TAX BILL TO:
[redacted] American Mortgage Network
a Delaware Corporation
11625 Rainwater Dr. Bldg 500
Alpharetta, GA 30004 Ste 650

MAP	085-15
GROUP	0
PARCEL	021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Tina L. Smith, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto DON R. MCEACHERN, MARRIED, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, adjoining the town of Donelson and described according to a survey thereof made August 20, 1949, by Z.J Wilkinson, Surveyor, as follows:

Beginning at a point in the center line of Lebanon Pike 32 feet west of the original southeast corner of 5.52 acre tract conveyed to the Trustees of Price Memorial Methodist Episcopal Church South, by deed of record in Book 736, Page 57, of the Register's Office for said County, said point being 32 feet west of a point in the west margin of an 18 foot roadway running along the west line of the Peek lot; thence with the center line of said Lebanon Pike. South 53 deg 10' West 168 feet to a point, being the Southeast corner of the Laws property, thence along Laws' easterly line North 38 deg. 30' West 540.5 feet to a point; thence North 46 deg. East 152 feet to a stake, being a corner of the property conveyed to H.E. Stanford; thence along Stanford's westerly line South 39 deg. 15' East 538 feet to the beginning.

Included in the above described property but expressly excluded therefrom is the following Right of Way Acquisition

Beginning at a point in the Present Right-of-Way of Lebanon Pike 45.31 feet left of Station 20+26.63 for Project 01-R-08 on file at the Public Works Department of Davidson County, Tennessee, said point being the point of beginning; Thence North 33 degrees 31 minutes 12 seconds West, 19 feet to a point in the Proposed Right-of-way of Lebanon Pike; Thence North 57 degrees 30 minutes 53 seconds East 23.56 feet to a point in the Proposed Right-of-Way of Lebanon Pike; Thence with a curve to the left, having a radius of 3383.75 feet, an arc length of 126.55 feet, a chord bearing of North 56 degrees 26 minutes 36 seconds East, and a chord length of 126.55 feet to a point on the Proposed Right-of-Way; Thence with a curve to the left, having a radius of 10 feet, an arc length of 15.62 feet, a chord bearing of North 10 degrees 02 minutes 01 seconds East, and a chord length of 14.08 feet to a point; Thence North 54 degrees 46 minutes 47 seconds East, 6.23 feet to a point in the Present Right-of-Way of Disspayne Drive; Thence South 35 degrees 13 minutes 13 seconds East, 29.04 feet to a point on the Present Right-of-Way of Lebanon Pike; Thence with the Present Right-of-Way of Lebanon Pike and a curve to the right, having a radius of 3402.75 feet, an arc length of 143.69 feet, a chord bearing of South 58 degrees 18 minutes 18" seconds West, and a chord length of 143.67 feet to a point; Thence continuing with the Present Right-of-Way of Lebanon Pike, South 57 degrees 30 minutes 53 seconds West, 23.22 feet, to the beginning.

Being the same property conveyed to Tina L. Smith, a single woman by deed from dated June 4, 2004, of record in Instrument no. 20040604-0066196, Register's Office for Davidson County, Tennessee.

This is improved property known as 3004 Lebanon Pike, Nashville, Tennessee 37214.

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 heirs and assigns, forever.

I COVENANTS with the GRANTEE herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I does warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS my hand this the 15th day of December, 2005.

Tina L. Smith

Tina L. Smith

Georgia Smith, her attorney in fact

by Georgia Smith as Attorney in Fact for Tina L. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tina L. Smith by Georgia Smith, as her Attorney in Fact**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained in behalf of **Tina L. Smith** acknowledged that such person executed the same as the free act and deed of **Tina L. Smith**.

WITNESS my hand and official seal at office this 15th day of December, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 7-1-09

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $296,900.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 7-25-09